



California Department of Alcoholic Beverage Control
License Query System Summary as of 01/15/2019

License Information	
License Number:	577146
Primary Owner:	KITCHEN MOUSE LLC
ABC Office of Application:	04 - LAMETRO
Business Name	
KITCHEN MOUSE	
Business Address	
5904 N FIGUEROA ST	
LOS ANGELES, CA. 90042	
County: LOS ANGELES	Census Tract: 1837.01
Licensee Information	
Licensee: KITCHEN MOUSE LLC	
Company Information	
OFFICER: DAKING-STEINBRICK, ERICA NICOLE (MANAGING MEMBER)	
MEMBER: AUGUSTO, JORGE	
MEMBER: MYKYTYN, DENNIS	
MEMBER: DAKING-STEINBRICK, ERICA NICOLE	
License Types	
1) License Type:	41 - ON-SALE BEER AND WINE - EATING PLACE
License Type Status:	ACTIVE
Status Date:	25-OCT-2017
Term:	12 Month(s)
Original Issue Date:	24-OCT-2017
Expiration Date:	30-SEP-2019
Master: Y Duplicate: 0 Fee Code:	P40
License Type was Transferred On:	From:
License Type was Transferred On:	To:
2) License Type:	58 - CATERER PERMIT
License Type Status:	ACTIVE
Status Date:	24-OCT-2017
Term:	12 Month(s)
Original Issue Date:	24-OCT-2017
Expiration Date:	30-SEP-2019
Master: N Duplicate: 1 Fee Code:	P40
License Type was Transferred On:	From:
License Type was Transferred On:	To:
Operating Restrictions	
*Operating Restrictions exist. For more information, please see our Guidelines for Access to Records .	
Disciplinary Action	
... No Active Disciplinary Action found ...	
Disciplinary History	
... No Disciplinary History found ...	
Holds	
... No Active Holds found ...	
Escrows	
... No Escrow found ...	

For a definition of codes, view our [glossary](#).

State of California
REPORT ON APPLICATION FOR LICENSE

Department of Alcoholic Beverage Control

				1. PENDING NUMBER 41-577146	
2. DIVISION Southern		3. DISTRICT/BRANCH LA/METRO		4. DATE	
5. APPLICANT NAME(S) KITCHEN MOUSE LLC					
6. MAILING ADDRESS (Street number and name, city, zip code) (If different from premises address) 5904 N FIGUEROA ST, LOS ANGELES, CA 90042-4230				7. <input type="checkbox"/> Temp <input checked="" type="checkbox"/> Perm	
8. DBA KITCHEN MOUSE				9. CENSUS TRACT 1837.01 <i>mlh</i>	
10. PREMISES ADDRESS (Street number and name, city, zip code) 5904 N FIGUEROA ST, LOS ANGELES, CA 90042-4230				11. GEOGRAPHICAL CODE 1933	
12. LICENSES APPLIED FOR 41, 58 [1] (PENDING)			13. TRANSACTION TYPE (If inter-county transfer, show transferor's county) Original		
14. TEMPORARY PERMIT ISSUED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Effective			15. LICENSES ALREADY HELD None		16. EFFECTIVE DATE/ESTD COMPLETION DATE Issuance
17. COPIES MAILED DATE December 15, 2016		18. DATE PREMISES POSTED December 21, 2016		19. 23985.5 DATE January 5, 2017	
20. DATE PREMISES INSPECTED December 21, 2016 <i>August 15, 2017</i>					
21. WHERE POSTED FRONT ENTRANCE AT EYE LEVEL DATED 12-21-16					
22. PUBLICATION DATE(S) N/A			23. PUBLISHER NAME N/A		
24. TRANSFEROR NAME N/A				25. TRANSFEROR LICENSE NUMBER N/A	
26. TRANSFEROR ADDRESS (If Prem-to-Prem or Double Transfer) N/A					
27. ALIEN VERIFICATION <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A		28. DATE CLEARED N/A		29. FORM NUMBER/NOTATION N/A	
30. LIMITED VERIFICATION DATE N/A					
31. PENDING DISCIPLINARY ACTION AGAINST TRANSFEROR N/A					
32. TRANSFEROR'S LICENSE ORIGINALLY ISSUED DURING LAST 5 YEARS <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A If yes, date:			33. MAIL LICENSE TO D. O. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		34. HEARING TIME N/A
35. FORMER LICENSEE AT THESE PREMISES None				36. LICENSE NUMBER None	
37. ATTACHMENTS <input checked="" type="checkbox"/> Conditions <input checked="" type="checkbox"/> ABC-256 <input type="checkbox"/> ABC-243 <input type="checkbox"/> ABC-226 <input type="checkbox"/> ABC-231 <input type="checkbox"/> ABC-140 <input checked="" type="checkbox"/> ABC-253 <input checked="" type="checkbox"/> ABC-257 <input type="checkbox"/> Other:					
38. REMARKS CONDITIONS REGARDING SECTION 23958.4 AND RULE 61.4 ARE ATTACHED. ABC-140 LOCATED ON BASE FILE.					

39. RECOMMENDATION COND 7 APPROVAL	LICENSING REPRESENTATIVE/INVESTIGATOR MARELLA HERRERA <i>[Signature]</i>	DATE 10/19/17
COND 7 APPROVAL	SUPERVISOR MAGGIE PHILLIPS	DATE
RECOMMENDATION COND 7 APPROVAL	DISTRICT ADMINISTRATOR GERRY SANCHEZ <i>[Signature]</i>	DATE 10/20/17
RECOMMENDATION	ASSISTANT DIRECTOR	DIVISION REVIEW <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

SEE PAGE 2 FOR REPORT: 1. MORAL CHARACTER 2. PREMISES 3. FINANCIAL

PREMISES:

See attached ABC 257 for premises information.

Does the premises comply with the following:

Section 23038:	n/a:	<input type="checkbox"/>	yes	<input checked="" type="checkbox"/>	no	<input type="checkbox"/>
Rule 27:	n/a:	<input checked="" type="checkbox"/>	yes	<input type="checkbox"/>	no	<input type="checkbox"/>
Rule 107:	n/a:	<input checked="" type="checkbox"/>	yes	<input type="checkbox"/>	no	<input type="checkbox"/>

LICENSED HISTORY:

The premises has never been licensed.

SECTION 23790 (ZONING):

Premises complies with local zoning requirements:	yes	<input checked="" type="checkbox"/>	no	<input type="checkbox"/>
Conditional Use Permit (CUP) required:	yes	<input checked="" type="checkbox"/>	no	<input type="checkbox"/>

SECTION 23789 (Consideration Points):	Exist:	yes	<input checked="" type="checkbox"/>	no	<input type="checkbox"/>	n/a	<input type="checkbox"/>
Objections received:		yes	<input type="checkbox"/>	no	<input checked="" type="checkbox"/>		

SECTION 23958.4 (High crime area / undue concentration):		n/a	<input type="checkbox"/>			
Crime statistics maintained:	yes	<input type="checkbox"/>	no	<input checked="" type="checkbox"/>		
Premises located in a high crime reporting district:	yes	<input type="checkbox"/>	no	<input checked="" type="checkbox"/>		
Premises located in an over concentrated census tract:	yes	<input type="checkbox"/>	no	<input checked="" type="checkbox"/>	n/a	<input type="checkbox"/>
Public convenience or necessity:	governing body	<input type="checkbox"/>				

Applicant N/A Section does not apply

Law enforcement contacted:	yes	<input checked="" type="checkbox"/>	no	<input type="checkbox"/>
Objections received:	yes	<input type="checkbox"/>	no	<input checked="" type="checkbox"/>

RULE 61.4 (Residents within 100'):

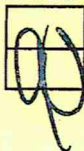
Exist:	yes	<input checked="" type="checkbox"/>	no	<input type="checkbox"/>	n/a	<input type="checkbox"/>
If yes has non-interference been established:	yes	<input checked="" type="checkbox"/>	no	<input type="checkbox"/>		
Objections received:	yes	<input type="checkbox"/>	no	<input checked="" type="checkbox"/>		

PREMISES INFORMATION

All supporting documents are located in the district file.

Supervisor Review

District Administrator Review



**BEFORE THE
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
OF THE STATE OF CALIFORNIA**

IN THE MATTER OF THE APPLICATION OF

KITCHEN MOUSE LLC
KITCHEN MOUSE
5904 N FIGUEROA ST
LOS ANGELES, CA 90042-4230

} FILE 41-577146

}

} REG.

}

}

}

}

}

**PETITION FOR CONDITIONAL
LICENSE**

For Issuance of an On-Sale Beer And Wine - Eating Place -
License

Under the Alcoholic Beverage Control Act

WHEREAS, petitioner(s) has/have filed an application for the issuance of the above-referred-to license(s) for the above-mentioned premises; and,

WHEREAS, the proposed premises is located within the immediate vicinity of a residential area; and,

WHEREAS, the proposed premises and/or parking lot, operated in conjunction therewith, are located within 100 feet of residences(s), and issuance of the applied-for license without the below-described conditions would interfere with the quiet enjoyment of the property by nearby residents and constitute grounds for the denial of the application under the provisions of Rule 61.4, of Chapter 1, Title 4, of the California Code of Regulations; and,

WHEREAS, the proposed premises are located within the immediate vicinity of a church or hospital, to wit: Kingdom Hall of Jehovah's Witness at 5951 Echo St and Ministerios Jesucristo at 121 N Ave 60, and issuance of the applied-for license without the below-described conditions would interfere with the normal operation of said facility and constitute grounds for the denial of the application under the provisions of Section 23789 of the Business and Professions Code; and

WHEREAS, the issuance of an unrestricted license would be contrary to public welfare and morals;

NOW, THEREFORE, the undersigned petitioner(s) do/does hereby petition for a conditional license as follows, to-wit:

- 1 Entertainment provided shall not be audible beyond the area under the control of the licensee(s) as defined on the ABC-257 dated 10-10-16 and ABC-253 dated 10-10-16.
- 2 No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the ABC-257 dated 10-10-16 and ABC-253 dated 10-10-16.

This petition for conditional license is made pursuant to the provisions of Sections 23800 through 23805 of the Business and Professions Code and will be carried forward in any transfer at the applicant-premises.

Petitioner(s) agree(s) to retain a copy of this petition on the premises at all times and will be prepared to produce it immediately upon the request of any peace officer.

The petitioner(s) understand(s) that any violation of the foregoing condition(s) shall be grounds for the suspension or revocation of the license(s).

DATED THIS 18th DAY OF October, 2017.

end
Applicant/Petitioner

[Signature]
Applicant/Petitioner



FE DESIGN & CONSULTING

327 E. 2nd St. Ste. 222, Los Angeles, CA 90012
(213) 687-6963 ph (213) 687-6926 fax

To: The Department of Alcoholic Beverage Control
Attn: Marella Herrera
888 South Figueroa Street
Los Angeles, Ca 90017

From: Henry Truong, Consultant
327 E. 2nd St. Ste. 222
Los Angeles, CA 90012

Re: Letter of Non-Interference
"Kitchen Mouse, LLC"
5904 N. Figueroa St.
Los Angeles, CA 90042

The subject establishment *Kitchen Mouse*, is an existing restaurant on Figueroa Street in the Highland Park neighborhood of Los Angeles. The applicants are requesting a Type 41 license to allow on-site sales of beer and wine to coincide with food service at their sit-down restaurant. Pursuant to Rule 61.4, a license may be granted for an establishment within 100' of a residential dwelling if it can be determined that the business will not interfere with the quiet enjoyment of the resident.

The operation of the subject restaurant will not interfere with the nearby residents. There will be no live entertainment, karaoke, patron dancing, DJ's, pool tables or any other coin operated games. The establishment will function only as a restaurant and not as a bar/nightclub at any time. The applicants currently operate breakfast, lunch and brunch service. With the issuance of the Type 41 license they will expand food service to include dinner up until 10:00 pm. The hours of operation that the applicants are requesting do not constitute late night hours and will be non-interfering.

With the above taken into consideration, granting an ABC license for this restaurant will not interfere with the neighboring residents' quiet enjoyment of their home, nor will it contribute to harming the public health and welfare. Because of this, it can be reasonably assured that the issuance of the requested Type 41 will not cause any problems.

Sincerely,

Henry Truong
F.E. Design and Consulting
327 E. 2nd St. #222
Los Angeles, CA 90012
P: (213) 687-6963
F: (213) 687-6926

(Rule 61.4)

Applicant: Please complete left side of form, then sign. List addresses of all residences within 100 feet of your proposed premises. If there are none, write "None." Measure all distances by direct line from the closest edge of the residential structure to the closest edge of your structure or parking lot, whichever is closer. Your "parking lot" includes any area that is maintained for the benefit of your patrons or operated in conjunction with your premises. Continue on reverse if needed.

1. APPLICANT NAME

Kitchen Mouse, LLC

2. PREMISES ADDRESS (Street number and name, city, zip code)

5904 N. Figueroa St., Los Angeles, CA 90042

3. RESIDENCES WITHIN 100'

DEPARTMENT USE ONLY

	LTR	PERS	DATE	DISTANCE	SEPARATION FACTORS
1. 5908 N. Figueroa St., #1-11 Los Angeles, CA 90042	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12-21-16	20 ft.	abn prem. Separate entrance
2.	<input type="checkbox"/>	<input type="checkbox"/>		ft.	
3.	<input type="checkbox"/>	<input type="checkbox"/>		ft.	
4.	<input type="checkbox"/>	<input type="checkbox"/>		ft.	
5.	<input type="checkbox"/>	<input type="checkbox"/>		ft.	
6.	<input type="checkbox"/>	<input type="checkbox"/>		ft.	
7.	<input type="checkbox"/>	<input type="checkbox"/>		ft.	
8.	<input type="checkbox"/>	<input type="checkbox"/>		ft.	

NON-INTERFERENCE (For Department Use Only)

condition imposed to safeguard nearby residents

I acknowledge that any false, misleading or omitted information required in this statement may constitute grounds for denial of application for the license, or if the license is issued in reliance upon information in this statement which is offered, false or misleading, then such misinformation or omission will constitute grounds for revocation of the license so issued.

4. APPLICANT SIGNATURE

[Signature]

DATE SIGNED

10/10/2016

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
LA/METRO DISTRICT OFFICE
888 S. FIGUEROA ST., STE 320
LOS ANGELES, CA 90017
(213) 833-6043



December 21, 2016

To whom it may concern: Resident

An application has been made for a license to sell alcoholic beverages near you:

KITCHEN MOUSE LLC

Applicant(s) Name(s)

KITCHEN MOUSE

Doing Business As

5904 N FIGUEROA ST, LOS ANGELES, CA 90042-4230

Premises Address

Type of Business:

☒ Restaurant

☐ Bar/Tavern

☐ Deli

☐ Mini Mart

☐ Liquor Store

☐ Gas Station

☐ Other:

Entertainment:

☐ Yes

☒ No

Type of Entertainment

Proposed hours of alcoholic beverage sales/service:

7:00 a.m. to 10:00 p.m. each day of the week

(Hours and entertainment are decided by the business owner and may change.)

Type(s) of alcoholic beverages to be sold:

☐ Beer

☐ Wine

☒ Beer & Wine

☐ All Types

(Beer, Wine and Distilled Spirits)

If you have any questions or require additional information concerning the issuance of the license, please contact me on or before January 21, 2017.

Sincerely,

Marella Herrera
Licensing Representative

to be notarized
ABC-239

Department of Alcoholic Beverage Control
ADDITIONAL LICENSE/PERMIT APPLICATION

State of California

(ABC Use Only)

Effective July 1, 2012 Revenue and Taxation Code, Section 7057, authorizes the State Board of Equalization and the Franchise Tax Board to share taxpayer information with the Department of Alcoholic Beverage Control. The Department may suspend, revoke, and refuse to issue a license if the licensee's name appears in the 500 largest tax delinquencies list. (Business and Professions Code Section 494.5.)

LICENSE NUMBER	
RECEIPT NUMBER	
FEE PAID \$	COPIES MAILED DATE
DISTRICT CODE	GEO CODE

SECTION 1- LICENSEE(S) INFORMATION

1. LICENSEE'S NAME Kitchen Mouse, LLC	2. DOING BUSINESS AS (DBA) Kitchen Mouse	3. DATE
4. PROPOSED PREMISES ADDRESS 5904 N. Figueroa St., Los Angeles, CA 90042	5. DISTRICT OFFICE	
6. MAILING ADDRESS LA Metro 5904 N. Figueroa St., Los Angeles, CA 90042	7. LICENSEE'S PHONE NUMBER 323-259-9555	

SECTION 2- APPLICATION FOR PERMIT/LICENSE

8. TYPE OF PERMIT/LICENSE 41	9. NUMBER OF PERMIT/LICENSES 2	10. PRINCIPAL/MASTER LICENSE NUMBER Pending
---------------------------------	-----------------------------------	--

I/We apply for the permit/license(s) checked below

<input checked="" type="checkbox"/> a. Caterer's Permit (Type 58)	<input type="checkbox"/> f. Brandy Importer (Type 11)	<input type="checkbox"/> j. Duplicate (Type 48)
<input type="checkbox"/> b. Controlled Access Cabinet (Type 66)	<input type="checkbox"/> g. Distilled Spirits Importer (Type 12)	<input type="checkbox"/> k. Event Permit (Type 77)
<input type="checkbox"/> c. Portable Bar (Type 68)	<input type="checkbox"/> h. Duplicate (Type 02)	<input type="checkbox"/> l. Certified Farmer's Market (Type 79 or 84)
<input type="checkbox"/> d. Beer & Wine Importer (Type 09)	<input type="checkbox"/> i. Duplicate (Type 47)	<input type="checkbox"/> m. Other
<input type="checkbox"/> e. Duplicate (Type 01 or 23)	Retail Sales/Tasting location? <input type="checkbox"/> *Yes <input type="checkbox"/> No	


*Beer Manufacturing Temporary Permit requested - please check ☐

SECTION 3- SIGNATURE (Only one signature required)

11. CERTIFICATION FOR SIGNATURE OF A LICENSED PRINCIPAL

I declare under penalty of perjury that I am authorized to sign for licensed entity identified in Item 1, above.

I have read the foregoing and know the contents thereof. Signature must be notarized unless witnessed by ABC employee.

12. SIGNATURE 	13. PRINTED NAME AND TITLE ERICA DAKING, MANAGING MEMBER	14. DATE 10/10/2016
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ABC USE ONLY

RECOMMENDATION	AGENT'S SIGNATURE (if investigation required)	DATE SIGNED
RECOMMENDATION	SUPERVISOR'S SIGNATURE	DATE SIGNED

Distribution: Original to Headquarters Cashier

- ☐ ABC-220 to follow
☐ Conditions to follow; Hold in HQ until received

ABC-239 (rev. 9/14)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE 1189

I, a notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On November 03, 2016 before me Aurelio X. Vera, Notary Public

Personally appeared Erica Daking

Who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing Paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Aurelio X. Vera*

Place Notary Seal Above

===== OPTIONAL =====

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Additional License/Permit Application Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Payment agreement Signer's Name: _____

Corporate Officer- Corporate Officer-

Title(s): President Title(s): _____

Partner- Limited General Partner- Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: Other:

Signer is Representing: _____ Signer is Representing: _____

Department of Alcoholic Beverage Control
INVESTIGATION CHECKLIST

State of California
www.abc.ca.gov

Instructions to Applicant(s):

Thank you for filing your application. The application will be assigned to a representative for investigation. After the application is initially reviewed, the representative will notify you if additional information is necessary for the investigation. **Failure to respond to the requests for additional information will be considered an abandonment of the application and it will be administratively withdrawn.** The items needed for our investigation are check below. Please furnish them to this office as soon as possible to avoid delays or denial of your application. When completing forms, print in ink or type. For questions or help, please call and ask to speak with your assigned investigator or licensing representative at (213) 833-6043.

DATE:

December 15,
2016

**LICENSE TYPE
& NUMBER:**

41-577146

- ☒ Post your premises with Form ABC-207, Public Notice...(white poster), or ABC-207B, Public Notice...(yellow poster). Your 30-day statutory waiting period begins when you post the notice. Make sure to date the notice.
- ☒ ABC-293, Affidavit of Posting - Sign, date and return.
- ☐ ABC-207-A, Notice of Application - Publish one time in a newspaper of general circulation in the city where the licensed premises will be located. If none, publish in a newspaper of general circulation in the city nearest the premises.
- ☐ ABC-207-C, Notice of Application to Sell Alcoholic Beverages - Publish once a week for three consecutive weeks. Publish in a newspaper of general circulation in the city where the licensed premises will be located. If none, publish in a newspaper of general circulation in the city nearest the premises.
- ☐ ABC-207-D, Notice of Application for Change in Ownership of Alcoholic Beverage License - Publish one time in a newspaper of general circulation in the city where the licensed premises will be located. If none, publish in a newspaper of general circulation in the city nearest the premises.
- ☐ ABC-528, Instructions to Applicants...Section 23985.5, 500' law.
- ☐ ABC-207-E, Notice of Intention to Engage in the Sale of Alcoholic Beverages - Mail to certain addresses within 500' of the premises. Follow instructions on Form ABC-528.
- ☒ ABC-207-F, Declaration of Service by Mail (Section 23985.5, 500' law). Complete, sign, date and return to ABC with a copy of the ABC-207-E.
- ☐ Copy of Conditional Use Permit - Obtain from your city or county planning department.
- ☐ ABC-208-A/B, Individual Personal/Financial Affidavit - The following person(s) must complete the form:
-
- ☒ LiveScan (fingerprints) for the following person(s) - Please provide second copy of BCII 8016 signed by Live Scan operator:
- 4 Livescan forms enclosed
- ☐ Re-record and provide certified copy of ABC-227 or ABC-227-A, Notice of Intended Transfer, to include corrections:
-
- ☐ ABC-245, Information and Instructions re: Section 23958.4 (Public Convenience or Necessity).
- ☐ ABC-282, Declaration re Temporary Permit - Required if applicant is not available to sign ABC-280, Temporary Retail Permit.
- ☐ ABC-283, Information Concerning Temporary Permit - Information only; please read.

☐ Food Lessee Agreement

☐ Agreement:

 **Manager**

☐ Franchise

☐ Non-retail applicant: Contact ABC Headquarters, (916) 419-2571, concerning the need for: Malt Beverage price Schedule (ABC-701), Territorial Agreements, Label Approval Application (ABC-412), Certificate of Compliance (ABC-578 and ABC 410), and Out-of-State Distilled Spirits Shipper's Certificate (ABC-413 and ABC-414)

☐ Non-retail applicants, except Types 06, 08, 14, 16, 17, 27 and 29, will be contacted directly by the California Board of Equalization, Excise Tax Division, concerning registration requirements for excise tax due on alcoholic beverages.

☐ Retail applicant: Contact U.S. Department of Treasury, Alcohol and Tobacco Tax and Trade Bureau (TTB), (877) 882-3277, about the Special Tax Registration; ATF-5630.5, Annual Tax Registration and Return; ATF-5170.2, Liquor Laws and Regulations for Retail Dealers. Website: www.ttb.gov.

☐ Petition for Conditional License - ABC-172.

ABC-203, Acknowledgement of ABC Laws, Rules or Regulations

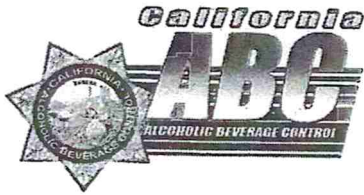
☐ Rule 60(j) or (l) affidavit.

☐ ABC-226, Statement re: Consideration Deposited in Escrow. Escrow holder must sign and mail to ABC.

Date mailed to escrow holder: December 15, 2016

☐ You may need to provide verification (proof) of the source of your funds (e.g., bank statements, savings passbooks, loan papers, real estate papers, financial statement, gift/loan letters, etc.).

[illegible]



State of California
RECEIPT FOR PAYMENT

Department of Alcoholic Beverage Control

Paid For: KITCHEN MOUSE LLC
Received at: LA/METRO DISTRICT Office

Received: December 15, 2016
Receipt No: 2402158
Total Amount: \$1,029.00

Payment Method	ID#	Amount	Paid By
		\$966.00	KITCHEN MOUSE LLC

Accounting Comment:

Detail Transaction	Job #	Dup	Unit Cost	Quantity	Amount Paid
NA - SFP	577146-161215	4			\$156.00
NA - FFP	577146-161215	4			\$33.00
41 - ORI	577146-161215	0			\$300.00
41 - ANNA	577146-161215	0			\$350.00
58 - DORA	577146-161215	1		1	\$127.00

Payment Method	ID#	Amount	Paid By
		\$63.00	KITCHEN MOUSE LLC

Accounting Comment:

Detail Transaction	Job #	Dup	Unit Cost	Quantity	Amount Paid
NA - FFP	577146-161215	4			\$63.00

BY: _____

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

ABC 211 (6/99)

TO: Department of Alcoholic Beverage Control
 888 S. FIGUEROA ST.
 STE 320
 LOS ANGELES, CA 90017
 (213) 833-6043

File Number: 577146
 Receipt Number: 2402158
 Geographical Code: 1933
 Copies Mailed Date: December 15, 2016
 Issued Date:

DISTRICT SERVING LOCATION: LA/METRO

First Owner:

KITCHEN MOUSE LLC

Name of Business:

KITCHEN MOUSE

Location of Business:

5904 N FIGUEROA ST
LOS ANGELES, CA 90042-4230

County:

LOS ANGELES

Is Premise inside city limits?

YesCensus Tract 1837.01

Mailing Address:

(If different from premises address)

Type of license(s): 41, 58

Transferor's license/name:

Dropping Partner: Yes No X

License Type	Transaction Type	Fee Type	Master	Dup	Date	Fee
41 - On-Sale Beer And Wine	ANNUAL FEE	NA	Y	0	12/15/16	\$350.00
41 - On-Sale Beer And Wine	ORIGINAL FEES	NA	Y	0	12/15/16	\$300.00
58 - Caterer Permit	DUPLICATE/SECONDARY	NA	N	1	12/15/16	\$127.00
NA	STATE FINGERPRINTS	NA	N	4	12/15/16	\$156.00
NA	FEDERAL FINGERPRINTS	NA	N	4	12/15/16	\$96.00
Total						\$1,029.00

Have you ever been convicted of a felony? NoHave you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? No

Explain any "Yes" answer to the above questions on an attachment which shall be deemed part of this application.

Applicant agrees (a) that any manager employed in an on-sale licensed premises will have all the qualifications of a licensee, and (b) that he will not violate or cause or permit to be violated any of the provisions of the Alcoholic Beverage Control Act.

STATE OF CALIFORNIA County of LOS ANGELESDate: December 15, 2016

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he has read the foregoing and knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer application or proposed transfer is not made to satisfy the payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the day on which the transfer application is filed with the Department or to gain or establish a preference to or for any creditor or transferor or to defraud or injure any creditor of transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

Effective July 1, 2012, Revenue and Taxation Code Section 7057, authorizes the State Board of Equalization and the Franchise Tax Board to share taxpayer information with Department of Alcoholic Beverage Control. The Department may suspend, revoke, and refuse to issue a license if the licensee's name appears in the 500 largest tax delinquencies list. (Business and Professions Code Section 494.5.)

Applicant Name(s)

Applicant Signature(s)

KITCHEN MOUSE LLC

See 211 Signature Page

APPLICATION SIGNATURE SHEET ("SIGN ON")

- This form is to be used as the signature page for applications not signed in the District Office.
- Read instructions on reverse before completing.
- All signatures must be notarized in accordance with laws of the State where signed.

1. OWNERSHIP TYPE (Check one)

- ☐ Sole Owner ☐ Partnership-Ltd
☐ Partnership ☐ Corporation
☐ Married Couple ☒ Limited Liability Company
☐ Domestic Partner ☐ Other

2. FILE NUMBER (if any)

577146

3. LICENSE TYPE

41,58

4. TRANSACTION TYPE

- ☒ Original ☐ Person to Person Transfer
☐ Exchange ☐ Premise to Premise Transfer
☐ Other

5. APPLICANT(S) NAME (Last, first, middle)

Kitchen Mouse, LLC

6. APPLICANT'S MAILING ADDRESS (Street address/P.O. box, city, state, zip code)

5904 N. Figueroa St., Los Angeles, Ca 90042

7. PREMISES ADDRESS (Street address, city, zip code)

5904 N. Figueroa St., Los Angeles, Ca 90042

APPLICANT'S CERTIFICATION

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He/She is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he/she has read the foregoing and knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer application or proposed

transfer is not made to (a) satisfy the payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the day on which the transfer application is filed with the Department, (b) to gain or establish a preference to or for any creditor or transferor, or (c) to defraud or injure any creditor or transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

I understand that if I fail to qualify for the license or withdraw this application there will be a service charge of one-fourth of the license fee paid, up to \$100.

SOLE OWNER

8. PRINTED NAME (Last, first, middle)

SIGNATURE

X

DATE SIGNED

PARTNERSHIP/LIMITED PARTNERSHIP (Signatures of general partners only)

9. PARTNER'S PRINTED NAME (Last, first, middle)

SIGNATURE

X

DATE SIGNED

PARTNER'S PRINTED NAME (Last, first, middle)

SIGNATURE

X

DATE SIGNED

PARTNER'S PRINTED NAME (Last, first, middle)

SIGNATURE

X

DATE SIGNED

CORPORATION

10. PRINTED NAME (Last, first, middle)

SIGNATURE

X

DATE SIGNED

TITLE

- ☐ President ☐ Vice President ☐ Chairman of the Board

PRINTED NAME (Last, first, middle)

SIGNATURE

X

DATE SIGNED

TITLE

- ☐ Secretary ☐ Asst. Secretary ☐ Chief Financial Officer ☐ Asst. Treasurer

LIMITED LIABILITY COMPANY

11. The limited liability company is member-run

☐ Yes☒ No

(If no, complete Item #12 below)

12. NAME OF DESIGNATED MANAGER, MANAGING MEMBER OR DESIGNATED OFFICER (Last, first, middle)

Daking, Erica

13. MEMBER'S PRINTED NAME (Last, first, middle)

Daking, Erica

SIGNATURE

X

DATE SIGNED

11/3/2016

MEMBER'S PRINTED NAME (Last, first, middle)

SIGNATURE

X

DATE SIGNED

Posting should be accomplished within 5 days from the date of application.

Investigation cannot progress until this completed form, Affidavit of Posting, has been received by this office.

Date of Filing Application: December 15, 2016

Name of Applicant(s): **KITCHEN MOUSE LLC**
Address of Premises: **5904 N FIGUEROA ST
LOS ANGELES, CA 90042-4230**
License(s) Applied for: **41 - On-Sale Beer And Wine - Eating Place**

I hereby certify under penalty of perjury that pursuant to the provisions of Section 23985 of the Alcoholic Beverage Control Act and Rule 109, Title 4, Chapter 1, California Code of Regulations, after filing an application to engage in the sale of alcoholic beverages at the above-designated premises, I did date the posting notice and on said date did post the notice in a conspicuous place on the premises and said notice shall remain posted for a period of at least 30 consecutive days.

NOTICE DATED AND POSTING: 12/21/16

SIGNATURE OF APPLICANT:  DATE 12/21/16

Please return within five (5) days to:

**Department of Alcoholic Beverage Control
888 S. FIGUEROA ST.
STE 320
LOS ANGELES, CA 90017
(213) 833-6043**

Section 23985 and Rule 109,

Section 23985. POSTING NOTICE. After filing an application to engage in the sale of any alcoholic beverage at any premises, notice of intention to so commence shall be posted in a conspicuous place at the entrance to the premises. The applicant shall notify the department of the date when such notice is first posted. No License shall be issued for the premises until the notice has been so posted for at least 30 consecutive days. The notice shall be in such form as the department shall prescribe.

Notice of the application for a license pursuant to Section 24044 shall be posted at the proposed premises after the application is filed and shall remain so posted for at least 30 consecutive days. The applicant shall notify the department of the date when such notice is first posted.

Rule 109. POSTING NOTICE. After filing an application to sell alcoholic beverages at any premises, the applicant shall post on the proposed premises notice of intention to sell alcoholic beverages. The notice shall be at least two feet in length and fourteen inches in width. This notice shall be posted in a conspicuous place which can be readily observed by ordinary passersby at or near the entrance to the premises. In the case of a vacant lot, posting shall be on a post or stake of permanent material, at the midpoint of the largest boundary fronting on a public thoroughfare at a point not more than ten (10) feet from the sidewalk, or roadway in the absence of any sidewalk. This notice must be mounted upon heavy cardboard or wood backing affixed to the post or stake so as to be readily visible from the sidewalk or roadway.

The notice shall remain posted for at least 30 consecutive days.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE 1189

!A notary public or other officer completing this certificate verifies only the identity of the individual who signed |
!the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that |
|document.

State of California)
County of Los Angeles)

On November 03, 2016 before me Aurelio X. Vera, Notary Public

Personally appeared Erica Daking

Who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing Paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Application Signature Sheet _____ t _____ Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Payment agreement Signer's Name: _____

____ Corporate Officer- _____ Corporate Officer-

Title(s): President

☐ Partner- ☐ Limited ☐ General
 ☐ Partner- ☐ Limited ☐ General

☐ Individual
 ☐ Attorney in Fact
 ☐ Individual
 ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator

Other: _____

Signer is Representing: _____

Complete this form, attach the original Form ABC-207E and return to ABC office listed below.
Refer to Instructions, Form ABC-528, for more information.

ABC District Office:

Department of Alcoholic Beverage Control
888 S. FIGUEROA ST.
STE 320
LOS ANGELES, CA 90017
(213) 833-6043

Applicant(s) Name(s):

KITCHEN MOUSE LLC

Premises Address:

5904 N FIGUEROA ST
LOS ANGELES, CA 90042-4230

I, Harry Trevino, do hereby declare that on 1/5/17, I served by mail upon each ☐ Resident of real property ☐ owner of real property within a 500-foot radius of the above-designated premises, by depositing in the United States Mail, with postage fully prepaid, a sealed envelope containing a true copy of the Notice of Intention to Engage in the Sale of Alcoholic Beverages (ABC-207E), a copy of which is attached hereto, giving the name(s) of the applicant(s), the type(s) of license(s) applied for, the address of the premises where the business is to be conducted, addressed to the resident/occupant for each of the following addresses (If more space is needed, use reverse or attach a separate sheet):

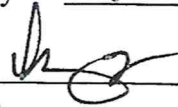
ADDRESS CITY ZIP CODE

See Attached

☐ Continued on reverse or on attachment

I declare under the penalty of perjury that the foregoing is true and correct.

Executed at Los Angeles, California, this 5 day of January, 2017

Signature 

NOTICE OF INTENTION TO ENGAGE IN THE SALE OF ALCOHOLIC BEVERAGES

ABC-207-E (9/05)

To the Resident or Owner of Real Property Within a 500' Radius:

The applicant(s) for an alcoholic beverage license must mail this notice to every resident of real property within a 500 foot radius of the premises (Section 23985.5 of the Business and Professions Code). The applicant must mail this notice within 15 days of posting the premises. Any protest against the issuance of the license(s) must be received at any office of the Department of Alcoholic Beverage Control (ABC) or Departmental Headquarters within 30 days of the date the premises are posted, or within 30 days of the mailing of this notification, whichever is later. To obtain a copy of the protest form, ABC-510-A, please contact your local ABC office or go online to www.abc.ca.gov.

Date of Mailing: 1/5/17 Date Premises Posted: 12/21/16

The below-named applicant(s) has applied for a license to sell alcoholic beverages at:

5904 N Figueroa St
Los Angeles, CA 90042-4230

Type of license(s) applied for:

41- On Sale Beer and Wine Eating Place

The name(s) of the applicant(s) is/are:

Kitchen Mouse LLC

The dba (doing business as) is (if known):

Kitchen Mouse

Further information regarding this application or filing a protest may be obtained at:

Department of Alcoholic Beverage Control

888 S Figueroa St, Ste 320
Los Angeles, CA 90017
(213) 833-6043

Los residentes o dueños que no hablen inglés por favor vean al reverso para mayor información.

非英語語系的居民或所有人，請參見背面資訊。

영어 구사 불가능 주민/소유주는 내용 확인을 위해 뒤면을 참조하십시오.

Cư dân/sở hữu chủ nào không nói tiếng Anh, xin xem mặt sau để biết chi tiết.

المقيمين/المالكين الذين لا يتكلمون اللغة الإنكليزية، رجاء مراجعة الصفحة الخلفية للحصول على المعلومات.

NOTICE OF INTENTION TO ENGAGE IN THE SALE OF ALCOHOLIC BEVERAGES

ABC-207-E (9/05) Reverse

El solicitante de una licencia para bebidas alcohólicas debe enviar este aviso por correo a todos los residentes de bienes inmuebles en un radio de 500 pies del establecimiento (Sección 23985.5 del Código de Negocios y Profesiones). El solicitante debe enviar este aviso antes de 15 días a partir del registro del establecimiento. Toda protesta en contra de la expedición de la(s) licencia(s) debe ser recibida en cualquier oficina del Departamento de Control de Bebidas Alcohólicas (ABC) o en la Oficina Central del Departamento hasta 30 días a partir del registro del establecimiento o hasta 30 días a partir de haber enviado por correo esta notificación, la que sea fecha posterior. Para obtener un formulario de protesta, ABC-510-A, favor de comunicarse a la oficina del ABC de su localidad o conéctese por Internet en www.abc.ca.gov. Si requiere ayuda, haga el favor de comunicarse a la oficina del ABC que se menciona en la parte inferior de este formulario.

酒精飲料執照的申請人必須將本通知郵寄給在其營業場地半徑 500 呎範圍內設有不動產的每一位居民 (營業與職業法第 23985.5 條)。申請人必須在公告營業場地的 15 天內寄出本通知。如對執照的發放有任何反對意見，必須於公告營業場地的 30 天內或是寄出此通知的 30 天內 (以兩者中較晚的日期為準)，寄達酒精飲料管理局 (ABC) 的任意辦公室或總局。如需反對意見表 ABC-510-A，請與當地 ABC 辦公室聯絡，或造訪 www.abc.ca.gov。如果您需要協助，請與本意見表底部所列的 ABC 辦公室聯絡。

주류취급면허 신청자는 점포 소지 반경 500 푸트 내의 모든 부동산 거주민에게 본 통지서를 우송해야 합니다(전문직업법 제23985.5항). 신청자는 점포 공고 15일 이내에 본 통지서를 우송해야 합니다. 해당 면허 발행에 대한 이의는 점포 공고 30일 이내 또는 본 통지서 우송 30일 이내 중 늦은 기간 안에 주류관리부(ABC)의 모든 사무소 또는 주류관리본부에 접수되어야 합니다. 이의 제기 양식 ABC-510-A 사본을 받으려면 해당 지역 ABC 사무소에 연락하거나 www.abc.ca.gov를 방문하십시오. 도움이 필요하신 경우, 본 양식 하단에 나열되어 있는 ABC 사무소에 연락하십시오.

(Những) người đang xin giấy phép bán thức uống có rượu phải gửi thông báo này cho mỗi cư dân tại các bất động sản tọa lạc trong phạm vi bán kính 500 feet từ nơi bán (Đoạn 23985.5 Bộ Luật Thương Nghiệp và Nghề Nghiệp). Đường đơn phải gửi thông báo này trong vòng 15 ngày sau khi công bố địa điểm. Bất cứ trường hợp nào phản đối việc cấp (các) giấy phép đều phải nộp cho bất cứ văn phòng nào của Bộ Kiểm Soát Thức Uống Có Rượu (ABC) hoặc Trụ Sở của Bộ trong vòng 30 ngày sau ngày công bố địa điểm, hoặc trong vòng 30 ngày sau khi gửi thông báo này, tùy theo trường hợp nào xảy ra sau. Muốn xin mẫu phản đối, ABC-510-A, xin liên lạc với văn phòng ABC tại địa phương quý vị hoặc trên mạng tại www.abc.ca.gov. Xin liên lạc với văn phòng ABC ghi ở cuối mẫu này nếu quý vị cần được giúp.

على المتقدم/المتقدمين برخصة لبيع المشروبات الكحولية إرسال هذا الإشعار لكل صاحب ملك على بعد ٥٠٠ قدم حول المحل (الجزء 23985.5 من قانون المحلات التجارية والمهنية). على المتقدم بالطلب إرسال هذا الإشعار خلال ١٥ يوما من عرضه في المحل. يجب استلام أي احتجاج ضد إصدار الرخصة/الرخص من قبل أي مكتب تابع لإدارة مراقبة المشروبات الكحولية (Alcoholic Beverage Control) أو المقر الرئيسي الإداري خلال ٣٠ يوما من تاريخ عرض الإشعار في المحل التجاري، أو خلال ٣٠ يوما من إرسال هذا الإشعار بالبريد، أيهما حدث لاحقا. للحصول على نسخة من نموذج الاحتجاج، ABC-510-A، يرجى الاتصال بمكتب مراقبة المشروبات الكحولية المحلي أو عن طريق الموقع الإلكتروني على الإنترنت www.abc.ca.gov. يرجى الاتصال بمكتب مراقبة المشروبات الكحولية المحلي المبين في أسفل هذا النموذج إذا احتجت للمساعدة.

Occupant
5908 N Figueroa Street #1
Los Angeles, California 90042

Occupant
5908 N Figueroa Street #2
Los Angeles, California 90042

Occupant
5908 N Figueroa Street #3
Los Angeles, California 90042

Occupant
5908 N Figueroa Street #4
Los Angeles, California 90042

Occupant
5908 N Figueroa Street #5
Los Angeles, California 90042

Occupant
5908 N Figueroa Street #6
Los Angeles, California 90042

Occupant
5908 N Figueroa Street #7
Los Angeles, California 90042

Occupant
5908 N Figueroa Street #8
Los Angeles, California 90042

Occupant
5908 N Figueroa Street #9
Los Angeles, California 90042

Occupant
5908 N Figueroa Street #10
Los Angeles, California 90042

Occupant
5908 N Figueroa Street #11
Los Angeles, California 90042

Occupant
5928 Hayes Avenue
Los Angeles, California 90042

Occupant
111 Avenue 59
Los Angeles, California 90042

Occupant
107 Avenue 59
Los Angeles, California 90042

Occupant
126 N Avenue 58
Los Angeles, California 90042

Occupant
140 S Avenue 58
Los Angeles, California 90042

Occupant
136 S Avenue 58
Los Angeles, California 90042

Occupant
136 1/2 S Avenue 58
Los Angeles, California 90042

Occupant
138 S Avenue 58
Los Angeles, California 90042

Occupant
132 S Avenue 58
Los Angeles, California 90042

Occupant
132 S Avenue 58 #2
Los Angeles, California 90042

Occupant
132 S Avenue 58 #3
Los Angeles, California 90042

Occupant
132 S Avenue 58 #4
Los Angeles, California 90042

Occupant
132 S Avenue 58 #5
Los Angeles, California 90042

Occupant
201 S Avenue 58
Los Angeles, California 90042

Occupant
124 S Avenue 58
Los Angeles, California 90042

Occupant
124 1/2 S Avenue 58
Los Angeles, California 90042

Occupant
126 S Avenue 58
Los Angeles, California 90042

Occupant
126 1/2 S Avenue 58
Los Angeles, California 90042

Occupant
126 3/4 S Avenue 58
Los Angeles, California 90042

Occupant
5949 Echo Street
Los Angeles, California 90042

Occupant
106 S Avenue 58
Los Angeles, California 90042

Occupant
105 S Avenue 57
Los Angeles, California 90042

Occupant
203 S Avenue 58
Los Angeles, California 90042

Occupant
5915 Echo Street
Los Angeles, California 90042

Occupant
121 S Avenue 58
Los Angeles, California 90042

Occupant
121 1/2 S Avenue 58
Los Angeles, California 90042

Occupant
123 S Avenue 58
Los Angeles, California 90042

Occupant
123 1/2 S Avenue 58
Los Angeles, California 90042

Occupant
129 S Avenue 58
Los Angeles, California 90042

Occupant
139 S Avenue 58 #1
Los Angeles, California 90042

Occupant
139 S Avenue 58 #2
Los Angeles, California 90042

Occupant
149 S Avenue 58 #A
Los Angeles, California 90042

Occupant
149 S Avenue 58 #B
Los Angeles, California 90042

Occupant
149 S Avenue 58 #C
Los Angeles, California 90042

Occupant
127 S Avenue 58
Los Angeles, California 90042

Occupant
139 S Avenue 58
Los Angeles, California 90042

Occupant
143 S Avenue 58
Los Angeles, California 90042

Occupant
5924 Hayes Avenue
Los Angeles, California 90042

Occupant
140 S Avenue 59
Los Angeles, California 90042

Occupant
124 S Avenue 59
Los Angeles, California 90042

Occupant
5920 Hayes Avenue
Los Angeles, California 90042

Occupant
156 S Avenue 59
Los Angeles, California 90042

Occupant
126 N Avenue 60
Los Angeles, California 90042

Occupant
149 S Avenue 58 #D
Los Angeles, California 90042

Occupant
149 S Avenue 58 #E
Los Angeles, California 90042

Occupant
136 S Avenue 59
Los Angeles, California 90042

Occupant
136 1/4 S Avenue 59
Los Angeles, California 90042

Occupant
136 1/2 S Avenue 59
Los Angeles, California 90042

Occupant
136 3/4 S Avenue 59
Los Angeles, California 90042

Occupant
138 S Avenue 59
Los Angeles, California 90042

Occupant
138 1/4 S Avenue 59
Los Angeles, California 90042

Occupant
138 1/2 S Avenue 59
Los Angeles, California 90042

Occupant
138 3/4 S Avenue 59
Los Angeles, California 90042

Occupant
130 S Avenue 59
Los Angeles, California 90042

Occupant
130 1/2 S Avenue 59
Los Angeles, California 90042

Occupant
118 S Avenue 59
Los Angeles, California 90042

Occupant
5800 Marmion Way #202
Los Angeles, California 90042

Occupant
5800 Marmion Way #200
Los Angeles, California 90042

Occupant
5915 Hayes Avenue
Los Angeles, California 90042

Occupant
5800 Marmion Way #205
Los Angeles, California 90042

Occupant
5800 Marmion Way #203
Los Angeles, California 90042

Occupant
5800 Marmion Way #201
Los Angeles, California 90042

Occupant
5800 Marmion Way #208
Los Angeles, California 90042

Occupant
5800 Marmion Way #206
Los Angeles, California 90042

Occupant
5800 Marmion Way #204
Los Angeles, California 90042

Occupant
5800 Marmion Way #207
Los Angeles, California 90042

Occupant
5800 Marmion Way #209
Los Angeles, California 90042

Occupant
5920 Marmion Way
Los Angeles, California 90042

Occupant
5906 Marmion Way
Los Angeles, California 90042

Occupant
120 N Avenue 60
Los Angeles, California 90042

Occupant
123 N Avenue 59
Los Angeles, California 90042

Occupant
5910 Echo Street
Los Angeles, California 90042

Occupant
5930 Hayes Avenue
Los Angeles, California 90042

Occupant
5800 Marmion Way #210
Los Angeles, California 90042

Occupant
5800 Marmion Way #211
Los Angeles, California 90042

Occupant
5800 Marmion Way #212
Los Angeles, California 90042

Occupant
5800 Marmion Way #213
Los Angeles, California 90042

Occupant
5800 Marmion Way #214
Los Angeles, California 90042

Occupant
5800 Marmion Way #215
Los Angeles, California 90042

Occupant
5820 Marmion Way #216
Los Angeles, California 90042

Occupant
5820 Marmion Way #217
Los Angeles, California 90042

Occupant
5820 Marmion Way #218
Los Angeles, California 90042

Occupant
5820 Marmion Way #219
Los Angeles, California 90042

Occupant
5820 Marmion Way #220
Los Angeles, California 90042

Occupant
5820 Marmion Way #221
Los Angeles, California 90042

Occupant
5820 Marmion Way #222
Los Angeles, California 90042

Occupant
5820 Marmion Way #223
Los Angeles, California 90042

Occupant
5820 Marmion Way #224
Los Angeles, California 90042

Occupant
5820 Marmion Way #225
Los Angeles, California 90042

Occupant
5820 Marmion Way #226
Los Angeles, California 90042

Occupant
5820 Marmion Way #227
Los Angeles, California 90042

Occupant
5820 Marmion Way #228
Los Angeles, California 90042

Occupant
5820 Marmion Way #229
Los Angeles, California 90042

Occupant
5820 Marmion Way #230
Los Angeles, California 90042

Occupant
5800 Marmion Way #300
Los Angeles, California 90042

Occupant
5800 Marmion Way #301
Los Angeles, California 90042

Occupant
5800 Marmion Way #302
Los Angeles, California 90042

Occupant
5800 Marmion Way #303
Los Angeles, California 90042

Occupant
5800 Marmion Way #304
Los Angeles, California 90042

Occupant
5800 Marmion Way #305
Los Angeles, California 90042

Occupant
5800 Marmion Way #306
Los Angeles, California 90042

Occupant
5800 Marmion Way #307
Los Angeles, California 90042

Occupant
5800 Marmion Way #308
Los Angeles, California 90042

Occupant
5800 Marmion Way #309
Los Angeles, California 90042

Occupant
5800 Marmion Way #310
Los Angeles, California 90042

Occupant
5800 Marmion Way #311
Los Angeles, California 90042

Occupant
5800 Marmion Way #312
Los Angeles, California 90042

Occupant
5800 Marmion Way #313
Los Angeles, California 90042

Occupant
5800 Marmion Way #314
Los Angeles, California 90042

Occupant
5800 Marmion Way #315
Los Angeles, California 90042

Occupant
5820 Marmion Way #316
Los Angeles, California 90042

Occupant
5820 Marmion Way #317
Los Angeles, California 90042

Occupant
5820 Marmion Way #318
Los Angeles, California 90042

Occupant
5820 Marmion Way #319
Los Angeles, California 90042

Occupant
5820 Marmion Way #320
Los Angeles, California 90042

Occupant
5820 Marmion Way #321
Los Angeles, California 90042

Occupant
5820 Marmion Way #322
Los Angeles, California 90042

Occupant
5820 Marmion Way #323
Los Angeles, California 90042

Occupant
5820 Marmion Way #324
Los Angeles, California 90042

Occupant
5820 Marmion Way #325
Los Angeles, California 90042

Occupant
5820 Marmion Way #326
Los Angeles, California 90042

Occupant
5820 Marmion Way #327
Los Angeles, California 90042

Occupant
5820 Marmion Way #328
Los Angeles, California 90042

Occupant
5820 Marmion Way #329
Los Angeles, California 90042

Occupant
5820 Marmion Way #330
Los Angeles, California 90042

Occupant
5916 Marmion Way
Los Angeles, California 90042

Occupant
5918 Marmion Way
Los Angeles, California 90042

Occupant
5914 Marmion Way
Los Angeles, California 90042

Occupant
5912 Marmion Way
Los Angeles, California 90042

Occupant
5910 Marmion Way
Los Angeles, California 90042

Occupant
105 N Avenue 59
Los Angeles, California 90042

Occupant
115 N Avenue 59
Los Angeles, California 90042

Occupant
5943 Hayes Avenue
Los Angeles, California 90042

Occupant
5956 Echo Street
Los Angeles, California 90042

Occupant
5934 Echo Street
Los Angeles, California 90042

Occupant
5930 Echo Street
Los Angeles, California 90042

Occupant
5926 Echo Street
Los Angeles, California 90042

Occupant
5918 Echo Street
Los Angeles, California 90042

Occupant
5935 Hayes Avenue
Los Angeles, California 90042

Occupant
5907 Echo Street
Los Angeles, California 90042

Occupant
5901 Echo Street
Los Angeles, California 90042

Occupant
117 Avenue 59
Los Angeles, California 90042

Occupant
119 Avenue 59
Los Angeles, California 90042

Occupant
5917 Echo Street
Los Angeles, California 90042

Occupant
5933 Echo Street
Los Angeles, California 90042

Occupant
5959 Echo Street
Los Angeles, California 90042

Occupant
5951 Echo Street
Los Angeles, California 90042

Occupant
5921 Echo Street
Los Angeles, California 90042

Occupant
5936 Hayes Avenue
Los Angeles, California 90042

Occupant
5950 Echo Street
Los Angeles, California 90042

Occupant
5952 Echo Street
Los Angeles, California 90042

Occupant
5954 Echo Street
Los Angeles, California 90042

Occupant
5944 Echo Street
Los Angeles, California 90042

Occupant
5944 1/2 Echo Street
Los Angeles, California 90042

Occupant
5942 Echo Street
Los Angeles, California 90042

Occupant
5946 Echo Street
Los Angeles, California 90042

Occupant
5946 1/2 Echo Street
Los Angeles, California 90042

Occupant
5948 Echo Street
Los Angeles, California 90042

Occupant
5938 Echo Street
Los Angeles, California 90042

Occupant
5940 Echo Street
Los Angeles, California 90042

Occupant
5900 Echo Street
Los Angeles, California 90042

Occupant
5902 Echo Street
Los Angeles, California 90042

Occupant
5909 Hayes Avenue
Los Angeles, California 90042

**BEFORE THE
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
OF THE STATE OF CALIFORNIA**

IN THE MATTER OF THE APPLICATION OF

KITCHEN MOUSE LLC
KITCHEN MOUSE
5904 N FIGUEROA ST
LOS ANGELES, CA 90042-4230

} FILE 41-577146

}

} REG.

}

}

}

}

} **PETITION FOR CONDITIONAL
LICENSE**

For Issuance of an On-Sale Beer And Wine - Eating Place -
License

Under the Alcoholic Beverage Control Act

WHEREAS, petitioner(s) has/have filed an application for the issuance of the above-referred-to license(s) for the above-mentioned premises; and,

WHEREAS, the proposed premises is located within the immediate vicinity of a residential area; and,

WHEREAS, the proposed premises and/or parking lot, operated in conjunction therewith, are located within 100 feet of residences(s), and issuance of the applied-for license without the below-described conditions would interfere with the quiet enjoyment of the property by nearby residents and constitute grounds for the denial of the application under the provisions of Rule 61.4, of Chapter 1, Title 4, of the California Code of Regulations; and,

WHEREAS, the proposed premises are located within the immediate vicinity of a church or hospital, to wit: Kingdom Hall of Jehovah's Witness at 5951 Echo St and Ministerios Jesucristo at 121 N Ave 60, and issuance of the applied-for license without the below-described conditions would interfere with the normal operation of said facility and constitute grounds for the denial of the application under the provisions of Section 23789 of the Business and Professions Code; and

WHEREAS, the issuance of an unrestricted license would be contrary to public welfare and morals;

NOW, THEREFORE, the undersigned petitioner(s) do/does hereby petition for a conditional license as follows, to-wit:

- 1 Entertainment provided shall not be audible beyond the area under the control of the licensee(s) as defined on the ABC-257 dated 10-10-16 and ABC-253 dated 10-10-16.
- 2 No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the ABC-257 dated 10-10-16 and ABC-253 dated 10-10-16.

This petition for conditional license is made pursuant to the provisions of Sections 23800 through 23805 of the Business and Professions Code and will be carried forward in any transfer at the applicant-premises.

Petitioner(s) agree(s) to retain a copy of this petition on the premises at all times and will be prepared to produce it immediately upon the request of any peace officer.

The petitioner(s) understand(s) that any violation of the foregoing condition(s) shall be grounds for the suspension or revocation of the license(s).

DATED THIS _____ DAY OF _____, 20_____.

Applicant/Petitioner

Applicant/Petitioner

Department of Alcoholic Beverage Control
APPLICATION QUESTIONNAIRE

State of California
Edmund G. Brown Jr., Governor

Please read instructions, which includes Privacy Notice, before completing form.

1. APPLICANT'S NAME(S) (If an individual, first name, middle name, last name. Name of entity if corporation, limited partnership or limited liability company.)

Kitchen Mouse, LLC

P-12 LICENSEE

☐ Yes

☒ No

(If yes, complete form ABC-811)

2. LICENSE TYPE(S) (Check appropriate items)

☐ 20 Off-Sale Beer & Wine

☐ 21 Off-Sale General

☐ 40 On-Sale Beer

☒ 41 On-Sale Beer & Wine Eating Place

☐ 42 On-Sale Beer & Wine Public Premises

☐ 47 On-Sale General Eating Place

☐ 48 On-Sale General Public Premises

☒ Other 58

3. TRANSACTION TYPE (Check appropriate item)

☒ Original (New)

Person-to-Person Transfer (check appropriate section):

Section 24071 (Surviving spouse, corporations, fiduciaries, etc.)

Section 24071.1 (Corporate Stock/Limited Partnership)

Section 24071.2 (Limited Liability Company)

Premises-to-Premises Transfer

Exchange

Other

4. TEMPORARY PERMIT REQUESTED (Person-to-Person transfers only)

☐ Yes

☒ No

5. PREMISES ADDRESS (Where license to be issued) (Street number and name, city, zip code)

5904 N. Figueroa St., Los Angeles, CA, 90042

County

Los Angeles

6. PREMISES TELEPHONE NUMBER

(323) 259-9555

7. PREMISES ARE INSIDE CITY LIMITS

☒ Yes

☐ No

8. BUSINESS NAME (DBA) YOU WILL USE

Kitchen Mouse

9. BUSINESS MAILING ADDRESS (Street number and name, city, state, zip code)

5904 N. Figueroa St., Los Angeles, CA, 90042

10. MAILING ADDRESS

☒ Permanent

☐ Temporary

11. ABC LICENSE COST (Item #33a on reverse)

\$777.00

12. SUBTOTAL (Item #33f on reverse)

13. HAS THE APPLICANT(S) EVER BEEN CONVICTED OF A FELONY?

☐ Yes

☒ No

14. HAS THE APPLICANT(S) EVER VIOLATED ANY OF THE PROVISIONS OF THE ALCOHOLIC BEVERAGE CONTROL ACT OR REGULATIONS OF THE DEPARTMENT PERTAINING TO THE ACT?

☐ Yes

☒ No

15. IF YES TO ITEM 13 OR 14, PLEASE EXPLAIN

16. TRANSFEROR'S NAME (If an individual, last, first, middle. Name of entity if corporation, limited partnership or limited liability company.)

n/a

17. ABC LICENSE NUMBER

n/a

18. TRANSFEROR'S PREMISES ADDRESS (Where license is now issued) (Street number and name, city, zip code)

n/a

19. PREMISES UNDER CONSTRUCTION

☐ Yes

☒ No

IF YES, LIST ESTIMATED COMPLETION DATE

Currently Open

20. FRANCHISE

☐ Yes

☒ No

21. NAME OF PERSON WE MAY CONTACT (For the applicant)

Henry Truong

22. TITLE OF CONTACT PERSON

Consultant

23. CONTACT TELEPHONE NUMBER

(213) 687-6963 x206

24. CONTACT E-MAIL ADDRESS

henry@fedesignandconsulting.com

25. PREMISES IS CURRENTLY LICENSED

☐ Yes

☒ No

IF YES, TYPE OF LICENSE

n/a

26. CURRENT LICENSE IS OPERATING

☐ Yes

☒ No

IF NO, DATE CLOSED

FINANCIAL INFORMATION

27. ESCROW COMPANY'S NAME

n/a

ESCROW COMPANY'S ADDRESS

n/a

TELEPHONE NUMBER

()

28. BOOKKEEPER/ACCOUNTANT'S NAME

Paula Rosenbaum

BOOKKEEPER/ACCOUNTANT'S ADDRESS

TELEPHONE NUMBER

(818) 645-1699

29. LANDLORD'S NAME

Engine Real Estate

LANDLORD'S ADDRESS

TELEPHONE NUMBER

()

30. MONTHLY RENT

31. LEASE EXPIRATION DATE

32. INDICATE WHETHER LEASE OR RENTAL AGREEMENT INCLUDES FURNITURE OR FIXTURES

☐ All

☐ Some

☐ None

33. INVESTMENT INFORMATION

COST

\$777.00

a. ABC License

b. Furniture/fixtures

c. Inventory

d. Goodwill/non-compete
covenant

e. Leasehold and/or Improvements

f. SUBTOTAL (Usually should equal the recorded notice)

g. Fees for other licenses, permits, and deposits (approximate). Include Federal, State,
County or City license fees or permits; lease and utility deposits

h. Working capital (approximate)

i. Realty or interest therein

j. TOTAL INVESTMENT (Items f through i) (will equal total of amounts listed in item #33)

34. Source of Funds for Total Investment (item #33j) - identify amount(s), type(s) and explain source(s) and/or terms of Repayment

Amount	Type	Source and/or Terms of Repayment
\$1,000	Gift	John Doe, Brother
\$15,000	Promissory Note	to seller, payable @ \$1,000 per month for 15 months
\$10,000	Loan	from ABC Bank, @ 8.5% over 5 yrs: monthly payment = \$2,052

35. LIST ALL BANK ACCOUNTS FOR THIS BUSINESS OPERATION

BANK NAME

BANK ADDRESS

ACCOUNT NUMBER

36. NAMES OF ALL PERSONS AUTHORIZED TO SIGN ON BANK ACCOUNT(S) (Print)

I understand that falsification of the information on this form may constitute grounds for denial or revocation of the license(s). For a period of 90 days from this date, I/we hereby authorize the Department of Alcoholic Beverage Control, or any of its officers, to examine and secure copies of financial records consisting of signature cards, checking and savings accounts, notes and loan documents, deposit and withdrawal records, and escrow documents of my/our financial institution(s) or any financial records established in connection with this business. This authorization to examine records at any financial institution may be revoked at any time. I/we also authorize the Department of Alcoholic Beverage Control, or any of its officers, to examine and secure copies of any business records or documents established in connection with this business including, but not limited to those on file with my/our bookkeeper. I/we also read all of the above and declare under penalty of perjury that each and every statement is true and correct.

36. APPLICANT SIGNATURE (Only one signature needed)

PRINTED NAME

DATE SIGNED

ATTEST (ABC Employee or Notary Public)

ERICA DAKING

11/3/2016

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE 1189

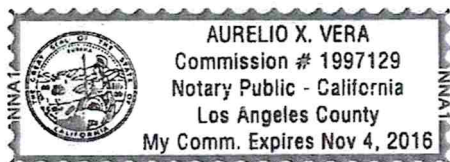
I, a notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On November 03, 2016 before me Aurelio X. Vera, Notary Public

Personally appeared Erica Daking

Who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing Paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Handwritten Signature]

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of: Application Questionnaire Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Payment agreement Signer's Name: _____

____ Corporate Officer- _____ Corporate Officer-

Title(s): President Title(s): _____

____ Partner- ____ Limited ____ General ____ Partner- ____ Limited ____ General

____ Individual ____ Attorney in Fact ____ Individual ____ Attorney in Fact

____ Trustee ____ Guardian or Conservator ____ Trustee ____ Guardian or Conservator

____ Other: ____ Other:

Signer is Representing: _____ Signer is Representing: _____

LICENSED PREMISES DIAGRAM (RETAIL)

1. APPLICANT NAME (Last, first, middle)

Kitchen Mouse, LLC

2. LICENSE TYPE

41, 58

3. PREMISES ADDRESS (Street number and name, city, zip code)

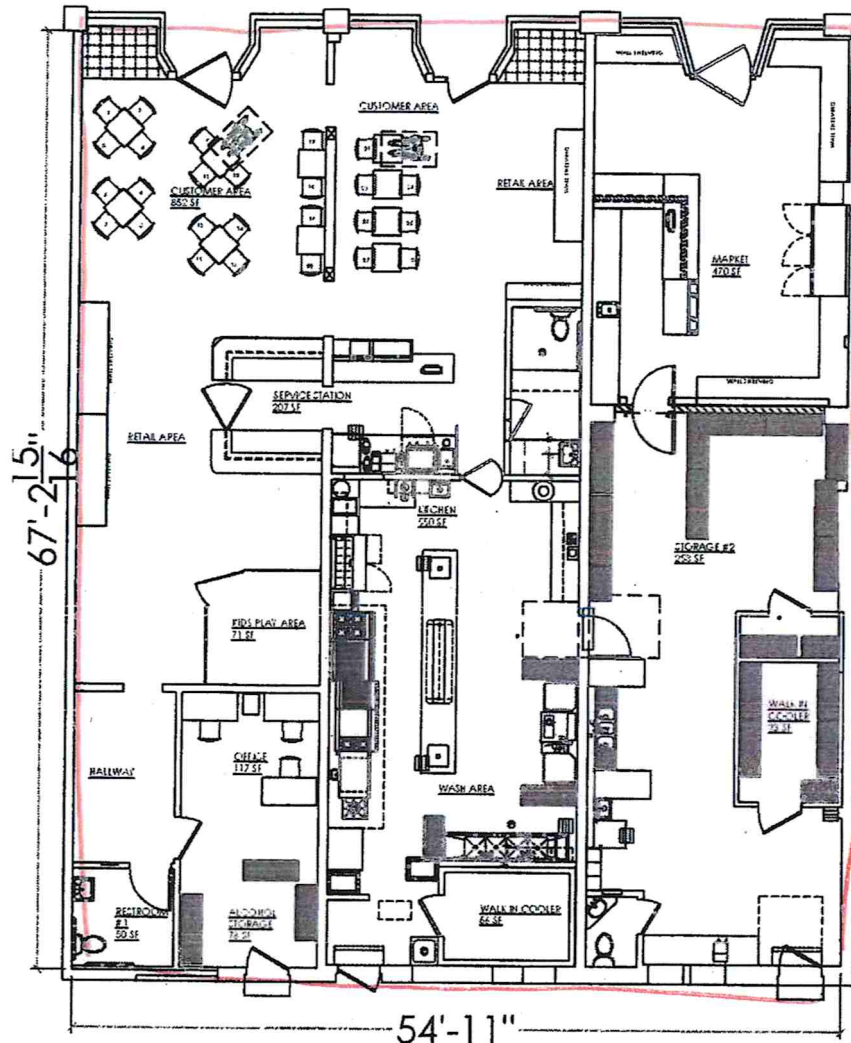
5904 N. Figueroa St., Los Angeles, CA 90042

4. NEAREST CROSS STREET

S. Avenue 59

The diagram below is a true and correct description of the entrances, exits, interior walls and exterior boundaries of the premises to be licensed, including dimensions and identification of each room (i.e., "storeroom", "office", etc.).

DIAGRAM



It is hereby declared that the above-described boundaries, entrances and planned operation as indicated on the reverse side, will not be changed without first notifying and securing prior written approval of the Department of Alcoholic Beverage Control. I declare under penalty of perjury that the foregoing is true and correct.

APPLICANT SIGNATURE (Only one signature required)

DATE SIGNED

10/10/2016

CERTIFIED CORRECT

(Signature)

FOR ABC USE ONLY

MARELLA HERRERA

INSPECTION DATE

8/15/17

ABC-257 (5/05)

Handwritten signature in red ink.

SECTION I - FOR ALL RETAIL APPLICANTS

1. APPLICANT NAME(S)

Kitchen Mouse, LLC

2. LICENSE TYPE(S)

41, 58

3. PREMISES ADDRESS (Street number and name, city, zip code)

5904 N. Figueroa St., Los Angeles, CA 90042

4. NEAREST CROSS STREET

S. Avenue 59

5. TYPE OF BUSINESS (Choose one that best describes the planned operation)

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Cafeteria/Hofbrau | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast | <input type="checkbox"/> Theater | <input type="checkbox"/> Wine Tasting Room | |
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input type="checkbox"/> Variety/Drug Store | <input type="checkbox"/> Gift Shop/Florist | <input type="checkbox"/> Convenience Market w/Gasoline | |
| <input type="checkbox"/> Other - describe: _____ | | | |

6. PATRON CAPACITY

28

7. SURROUNDING AREA

- | | |
|---|-------------------------------------|
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Rural |
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Other | |

8. PREMISES IS LOCATED IN

- | | |
|--|---|
| <input checked="" type="checkbox"/> Free Standing Building | |
| <input type="checkbox"/> Shopping Center (Name): _____ | |
| <input type="checkbox"/> 10 Units or Less | <input type="checkbox"/> More than 10 Units |

9. FOOD SERVICE

- | | | |
|-------------------------------|----------------------------------|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Minimal | <input checked="" type="checkbox"/> Full Meals |
|-------------------------------|----------------------------------|--|

10. PARKING LOT?

- | | |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|--|

11. PATIO?

- | | |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|--|

12. WILL YOU HIRE A
MANAGER? (Rule 57.5)

- | | |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|--|

13. WILL YOU HAVE A
FOOD LESSEE? (Rule 57.7)

- | | |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|--|

14. MEAL TYPE

- | | |
|--|---------------------------------------|
| <input checked="" type="checkbox"/> Dinner House | <input type="checkbox"/> Seafood |
| <input type="checkbox"/> Fast Food/Deli | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Pizza/Pasta | |

15. TYPE OF FOOD

- | | | | |
|--|---------------------------------------|----------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> American | <input type="checkbox"/> Greek | <input type="checkbox"/> Indian | <input type="checkbox"/> French |
| <input type="checkbox"/> Chinese | <input type="checkbox"/> Korean | <input type="checkbox"/> Italian | <input type="checkbox"/> Thai |
| <input type="checkbox"/> Japanese | <input type="checkbox"/> Other: _____ | | |

16. HOURS OF FOOD SERVICE

- | | |
|-----------------|--------------|
| BREAKFAST HOURS | |
| From: 7:00 am | To: 11:00 am |
| LUNCH HOURS | |
| From: 11:00 am | To: 5:00 pm |
| DINNER HOURS | |
| From: 5:00 pm | To: 10:00 pm |

17. OPERATING HOURS

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Opening Time	7:00 am	7:00 am	7:00 am	7:00 am	7:00 am	7:00 am	7:00 am
Closing Time	10:00 pm	10:00 pm	10:00 pm	10:00 pm	10:00 pm	10:00 pm	10:00 pm

18. ENTERTAINMENT (One or more may apply. Please describe any entertainment with an asterisk (*) below)

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> *Amplified Music | <input type="checkbox"/> Patron Dancing | <input type="checkbox"/> Card Room |
| <input type="checkbox"/> Recorded Music | <input type="checkbox"/> *Live Entertainment | <input type="checkbox"/> Bikini/Topless/Exotic | <input type="checkbox"/> Movies |
| <input type="checkbox"/> Juke Box | <input type="checkbox"/> *Floor/Stage Shows | <input type="checkbox"/> Pool/Billiard Tables | <input type="checkbox"/> "Hot Spot"/Lottery |
| <input type="checkbox"/> *Other | <input type="checkbox"/> Karaoke | <input type="checkbox"/> *Amateur/Pro Sports Events | <input type="checkbox"/> Video/Coin-Operated Games |

*Description: _____

19. PREMISES IS LOCATED ON

- | | |
|--|---|
| <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Secondary Street |
| <input type="checkbox"/> Other | |

20. TYPE OF STRUCTURE

- | | |
|---|---|
| <input type="checkbox"/> Single Story | <input checked="" type="checkbox"/> Two-Story |
| <input type="checkbox"/> Multi-Story - Number of stories: _____ | |

21. PASS-THROUGH WINDOW?

- | | |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|--|

22. FIXED BARS?

- | | |
|--|--|
| <input type="checkbox"/> Yes - how many: _____ | <input checked="" type="checkbox"/> No |
|--|--|

23. WHAT PERCENTAGE OF YOUR TOTAL SALES WILL BE
ALCOHOLIC BEVERAGES?

35%

FOR ABC USE ONLY

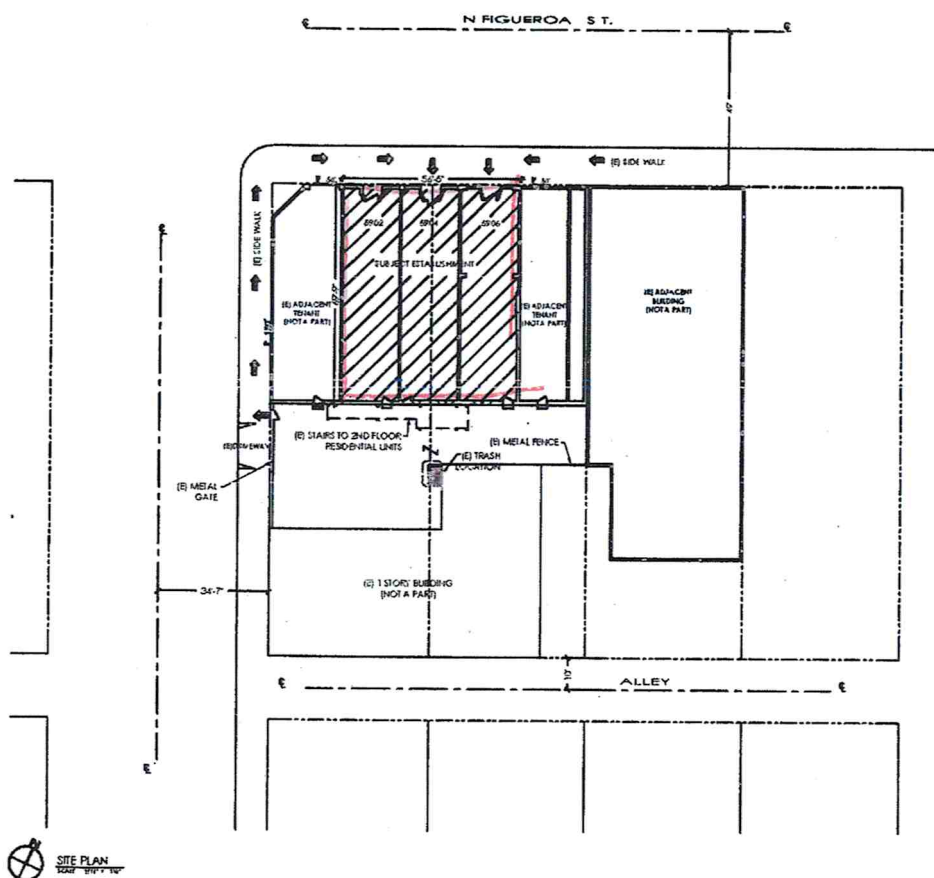
24. INFORMATION GIVEN (R-27, R-107, Sec. 25612.5, Sec. 23790.5, etc.)

25. DATE ENTERED INTO CABIN



Draw a sketch of the area on which the licensed premises is or will be located. Show adjacent structures and nearest cross streets. *If this is an event for a daily license, catering authorization or miscellaneous use, show the area where sales and consumption of alcoholic beverages will occur. Post a copy of this diagram with Daily License, Catering Authorization or Event Authorization where the event is held. Sales and consumption of alcoholic beverages must be confined to the area designated in the diagram and supervised to prevent violations of the Alcoholic Beverage Control Act.*

1. APPLICANT NAME (Last, first, middle) Kitchen Mouse, LLC	2. LICENSE TYPE 41, 58
3. PREMISES ADDRESS (Street number and name, city, zip code) 5904 N. Figueroa St., Los Angeles, CA 90042	4. NEAREST CROSS STREET S. Avenue 59

N. FIGUEROA ST



 SITE PLAN
SCALE: 1" = 10'

APPLICANT SIGNATURE 		DATE SIGNED 10/12/14
FOR ABC USE ONLY		
CERTIFIED CORRECT (Signature) 	PRINTED NAME M. Herrera	INSPECTION DATE 8/15/17

✓

CERTIFICATION RE CHAPTER 15 TIED-HOUSE RESTRICTIONS

Instructions

- Type or print clearly in black or blue ink (do not use red).
- This form is to be completed by all applicants, retail and non-retail.
- This form is used to ensure compliance with tied-house laws, which generally prohibit or restrict vertical integration. These laws prohibit vertical integration of the three levels of the alcoholic beverage industry (manufacturer, wholesaler, and retailer). (Section 25500, et seq., Business & Professions Code.)

License Applicant Name (Item 1) -- Enter the name of the license applicant. For a limited partnership, limited liability company, or a corporation, the name of the entity.

License Type (Item 2) -- Enter the numeric designation for the applied-for license (e.g., Type 21) or a description (e.g., Off-Sale General).

Premises Address (Item 3) -- Enter the location of the proposed business.

Applicant Entity (Item 4) -- Check the box for the type of business ownership.

Certification (Items 5 & 6) -- Check the boxes that apply and explain ownerships, interests, gifts or loans.

Signature (Item 7) -- Any one signature for the certifying entity is sufficient (e.g., one general partner; one corporate officer; an LLC member, if member-run; the LLC manager, if manager-run; or LLC officer, if designated).

1. LICENSE APPLICANT NAME Kitchen Mouse, LLC	2. LICENSE TYPE 41, 58
---	---------------------------

3. PREMISES ADDRESS (Street number and name, city, zip code)
5904 N. Figueroa St., Los Angeles, CA 90042

4. APPLICANT ENTITY
☐ SOLE PROPRIETOR ☐ PARTNERSHIP ☒ LIMITED LIABILITY COMPANY ☐ CORPORATION

5. CERTIFICATION

Retail License Applicant

- ☒ The above applicant, and/or any entity or person holding any direct or indirect ownership, management, or other interest in the applicant, and/or any entity or person in which the applicant holds any direct or indirect ownership, management, or other interest (including loans, loan guarantees and other indebtedness):
- ☐ does ☒ does not hold any ownership or interest, directly or indirectly, in the business, property, license, or management of any alcoholic beverage producer, rectifier, importer, or wholesaler, in California or elsewhere.

Non-Retail License Applicant

- ☐ The above applicant, and/or any entity or person holding any direct or indirect ownership, management, or other interest in the applicant, and/or any entity or person in which the applicant holds any direct or indirect ownership, management, or other interest (including loans, loan guarantees and other indebtedness):
- ☐ does ☐ does not hold any ownership, directly or indirectly, in any retail license, or in the premises upon which such retail license is located, or in the furniture, fixtures or equipment in such business.
- ☐ is ☐ is not an agent or employee of a retail licensee.
- ☐ has ☐ has not furnished, given or loaned any money or other thing of value, directly or indirectly, to a retail licensee, or guaranteed the repayment of any loan or obligation owed by such retail licensee.
- ☐ does ☐ does not have an interest in the manufacture, importation, or distribution of distilled spirits products in California or elsewhere.

6. EXPLAIN DETAILS IF YOU CHECKED "IS", "DOES" OR "HAS" IN ITEM 5.

I have read all of the above information and certifications and declare under penalty of perjury they are true, correct, and complete.

7. PRINTED NAME OF PERSON SIGNING FORM ERICA DAKING	TITLE Managing member	SIGNATURE x	DATE SIGNED 10/10/2016
--	--------------------------	----------------	---------------------------

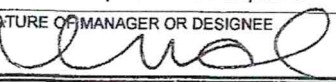
LIMITED LIABILITY COMPANY QUESTIONNAIRE

Edmund G. Brown Jr., Governor

Instructions: An individual managing member or designee may sign on behalf of the limited liability company.
Attach a copy of original operating agreement and all amendments.

1. LIMITED LIABILITY COMPANY NAME Kitchen Mouse, LLC		2. TELEPHONE NUMBER	
3. PREMISES ADDRESS (Street number and name, city, zip code) 5904 N. Figueroa St., Los Angeles, CA 90042			
4. COMPANY HEADQUARTERS ADDRESS (Street number and name, city, state, zip code) 5904 N. Figueroa St., Los Angeles, CA 90042		5. HEADQUARTERS TELEPHONE NUMBER	
6. COMPANY ATTORNEY'S NAME Gay Harwin		7. ATTORNEY'S TELEPHONE NUMBER 310 271-6161	
8. COMPANY ATTORNEY'S ADDRESS (Street number and name, city, state, zip code) 9454 Wilshire Blvd., Suite 707, Beverly Hills, CA 90212			
9. DATE LLC-1 FILED WITH SECRETARY OF STATE 5/31/2012	10. STATE WHERE LLC-1 FILED WITH SECRETARY OF STATE CA	11. STATE WHERE LLC FORMED CA	12. ARTICLES OF ORGANIZATION (LLC-2 OR LLC-10) HAS BEEN AMENDED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
13. OPERATING AGREEMENT DATE 2/1/2013 ; AMENDED 1/1/2015		14. LAST AMENDMENT DATE 9/26/2012	
15. The Limited Liability Company will be managed by (check one) <input checked="" type="checkbox"/> One Manager <input type="checkbox"/> More than one Manager <input type="checkbox"/> Members <input type="checkbox"/> Single Member			
16. NAME OF MANAGER(S)			
MANAGER PRINTED NAME Erica Daking		MANAGER PRINTED NAME	
MANAGER PRINTED NAME		MANAGER PRINTED NAME	
17. NAME OF OFFICERS AUTHORIZED BY ARTICLES OR AGREEMENT			
OFFICER PRINTED NAME		OFFICER PRINTED NAME	
OFFICER PRINTED NAME		OFFICER PRINTED NAME	
18. LIST ALL MEMBERS			
MEMBER'S PRINTED NAME Erica Daking		PERCENTAGE OF OWNERSHIP	EFFECTIVE DATE
MEMBER'S PRINTED NAME George Augusto		PERCENTAGE OF OWNERSHIP	EFFECTIVE DATE
MEMBER'S PRINTED NAME Dennis Mykytyn		PERCENTAGE OF OWNERSHIP	EFFECTIVE DATE
MEMBER'S PRINTED NAME		PERCENTAGE OF OWNERSHIP	EFFECTIVE DATE
MEMBER'S PRINTED NAME		PERCENTAGE OF OWNERSHIP	EFFECTIVE DATE

I hereby certify that the above are the present managers, officers, and members of the limited liability company and that each such manager, officer, and member is the real party in interest with respect to his or her position and is not acting, directly or indirectly as an agent, employee or representative of any other person not reported to the Department. The provisions of sections 23405.2 and 23405.3 of the Business and Professions Code are hereby acknowledged and it is understood that changes within the limited liability company and/or entities holding interest in the limited liability company will be reported to the Department as required.

19. SIGNATURE OF MANAGER OR DESIGNEE 	PRINTED NAME ERICA DAKING	DATE SIGNED 10/10/2016
---	-------------------------------------	----------------------------------

(Use reverse for additional names if needed)



**State of California
Secretary of State**

**LIMITED LIABILITY COMPANY
ARTICLES OF ORGANIZATION**

A \$70.00 filing fee must accompany this form.

IMPORTANT - Read instructions before completing this form.

LLC-1

FILE # 201216110902

ENDORSED - FILED
in the office of the Secretary of State
of the State of California

MAY 31 2012

This Space For Filing Use Only

ENTITY NAME (End the name with the words "Limited Liability Company," or the abbreviations "LLC" or "L.L.C." The words "Limited" and "Company" may be abbreviated to "Ltd." and "Co." respectively.)

1. NAME OF LIMITED LIABILITY COMPANY

Erica Daking LLC

PURPOSE (The following statement is required by statute and should not be altered.)

2. THE PURPOSE OF THE LIMITED LIABILITY COMPANY IS TO ENGAGE IN ANY LAWFUL ACT OR ACTIVITY FOR WHICH A LIMITED LIABILITY COMPANY MAY BE ORGANIZED UNDER THE BEVERLY-HILLER LIMITED LIABILITY COMPANY ACT.

INITIAL AGENT FOR SERVICE OF PROCESS (If the agent is an individual, the agent must reside in California and both items 3 and 4 must be completed. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1506 and item 3 must be completed (leave item 4 blank).)

3. NAME OF INITIAL AGENT FOR SERVICE OF PROCESS

Legalzoom.com, Inc.

4. IF AN INDIVIDUAL, ADDRESS OF INITIAL AGENT FOR SERVICE OF PROCESS IN CALIFORNIA CITY STATE ZIP CODE

CA

MANAGEMENT (Check only one)

5. THE LIMITED LIABILITY COMPANY WILL BE MANAGED BY:

☐

ONE MANAGER

☐

MORE THAN ONE MANAGER

☒

ALL LIMITED LIABILITY COMPANY MEMBERS

ADDITIONAL INFORMATION

6. ADDITIONAL INFORMATION SET FORTH ON THE ATTACHED PAGES, IF ANY, IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS CERTIFICATE

EXECUTION

7. I DECLARE I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.

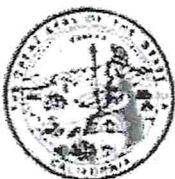
5/28/2012

DATE

SIGNATURE OF ORGANIZER

Karla Figueroa

TYPE OR PRINT NAME OF ORGANIZER



State of California
Secretary of State

ENDORSED - FILED
in the office of the Secretary of State
of the State of California

SEP 26 2012

LIMITED LIABILITY COMPANY
CERTIFICATE OF AMENDMENT

A \$30.00 filing fee must accompany this form.

IMPORTANT - Read instructions before completing this form.

This Space For Filing Use Only

1. SECRETARY OF STATE FILE NUMBER
201216110302

2. NAME OF LIMITED LIABILITY COMPANY
ERICA DAKING LLC

3. COMPLETE ONLY THE SECTIONS WHERE INFORMATION IS BEING CHANGED. ADDITIONAL PAGES MAY BE ATTACHED IF NECESSARY.

A. LIMITED LIABILITY COMPANY NAME (END THE NAME WITH THE WORDS "LIMITED LIABILITY COMPANY," "LIMITED LIABILITY CO." OR THE ABBREVIATIONS "LLC" OR "L.L.C.")

Kitchen Mouse, LLC

B. THE LIMITED LIABILITY COMPANY WILL BE MANAGED BY (CHECK ONE):

☒
☐
☐

ONE MANAGER
MORE THAN ONE MANAGER
ALL LIMITED LIABILITY COMPANY MEMBER(S)

C. AMENDMENT TO TEXT OF THE ARTICLES OF ORGANIZATION:

D. OTHER MATTERS TO BE INCLUDED IN THIS CERTIFICATE MAY BE SET FORTH ON SEPARATE ATTACHED PAGES AND ARE MADE A PART OF THIS CERTIFICATE. OTHER MATTERS MAY INCLUDE A CHANGE IN THE LATEST DATE ON WHICH THE LIMITED LIABILITY COMPANY IS TO DISSOLVE OR ANY CHANGE IN THE EVENTS THAT WILL CAUSE THE DISSOLUTION.

4. FUTURE EFFECTIVE DATE, IF ANY:

MONTH

DAY

YEAR

5. NUMBER OF PAGES ATTACHED, IF ANY:

6. IT IS HEREBY DECLARED THAT I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.

Erica Daking

9/20/2012

SIGNATURE OF AUTHORIZED PERSON

Erica Daking, Member

DATE

TYPE OR PRINT NAME AND TITLE OF AUTHORIZED PERSON

7. RETURN TO:

NAME

Imelda Vasquez

FIRM

LegalZoom.com, Inc.

ADDRESS

100 W. Broadway Suite 100

CITY/STATE

Glendale, CA

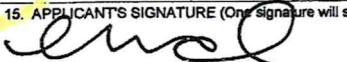
ZIP CODE

91210

ZONING AFFIDAVIT

Edmund G. Brown Jr., Governor

Instructions to the Applicant: Complete Items 1 - 14. Sign and date the form and submit it to ABC.

1. APPLICANT(S) NAME (Last, first, middle) Kitchen Mouse, LLC			3. PARCEL NUMBER OF PROPERTY (Obtain from County Assessor's Office) 5468032001
2. PREMISES ADDRESS (Street number and name, city, zip code) 5904 N. Figueroa St., Los Angeles, CA 90042		6. CURRENT LICENSE TYPE AT THIS LOCATION, IF ANY None	
4. TYPE OF LICENSE APPLIED FOR 41	5. UPGRADE OF LICENSED PRIVILEGES <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	8. ARE THE PREMISES INSIDE THE CITY LIMITS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
7. TYPE OF BUSINESS (i.e., restaurant, mini-mart, gas station, etc.) Restaurant		9. HOW ARE APPLICANT PREMISES ZONED? STATE TYPE (i.e., "C" commercial, "R" residential, etc.) [Q]C4-2D-HPOZ	
10. DOES ZONING PERMIT INTENDED USE? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		11. IS A CONDITIONAL USE PERMIT (C.U.P.) NEEDED? (If yes, please attach copy of receipt or C.U.P.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13. NAME OF PLANNER CONTACTED AT PLANNING DEPARTMENT Kristen Gordon		12. IF YES, DATE YOU FILED APPLICATION FOR C.U.P. 10/18/2016	
14. PLANNER'S PHONE NUMBER 213.202-5445		15. APPLICANT'S SIGNATURE (One signature will suffice) 	
16. DATE SIGNED 10/21/2016			

Under the penalty of perjury, I declare the information in this affidavit is true to the best of my knowledge.

FOR DEPARTMENT USE ONLY

<input type="checkbox"/> C.U.P. Approved	IF APPROVED, EFFECTIVE DATE	FILE NUMBER
<input type="checkbox"/> C.U.P. Denied	DATE DENIED	

GENERAL INFORMATION

•Section 23790 of the Business and Professions Code says that ABC ☐ may not issue a retail license contrary to a valid zoning ordinance. This form will help us determine whether your proposed business is properly zoned for alcoholic beverage sales.

•A conditional use permit (CUP) (Item 11) is a special zoning permit granted after an individual review of proposed land-use has been made. CUP's are used in situations where the proposed use may create hardships or hazards to neighbors and other community members who are likely to be affected by the proposed use. The ABC district office will not make a final recommendation on your license application until after the local CUP review process has been completed. If the local government denies the CUP, ABC must deny your license application.

23790. Zoning ordinances. No retail license shall be issued for any premises which are located in any territory where the exercise of the rights and privileges conferred by the license is contrary to a valid zoning ordinance of any county or city.

Premises which had been used in the exercise of those rights and privileges at a time prior to the effective date of the zoning ordinance may continue operation under the following conditions:

- (a) The premises retain the same type of retail liquor license within a license classification.
- (b) The licensed premises are operated continuously without substantial change in mode or character of operation. For purposes of this subdivision, a break in continuous operation does not include:
 - (1) A closure for not more than 30 days for purposes of repair, if that repair does not change the nature of the licensed premises and does not increase the square footage of the business used for the sale of alcoholic beverages.
 - (2) The closure for restoration of premises rendered totally or partially inaccessible by an act of God or a toxic accident, if the restoration does not increase the square footage of the business used for the sale of alcoholic beverages.

CHARLES J. RAUSCH, JR.
INTERIM CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
LOURDES GREEN
THEODORE L. IRVING
ALETA D. JAMES
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
CITY PLANNING

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271
KEVIN J. KELLER, AICP
DEPUTY DIRECTOR
(213) 978-1272
LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274
JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

April 24, 2017

Erica Daking (A)
Kitchen Mouse, LLC
5904 North Figueroa Street
Los Angeles, CA 90042

5900 – 5908 North Figueroa, LLC (O)
530 Hewitt Street #144
Los Angeles, CA 90013

Eddie Navarette (R)
FE Design and Consulting
327 East 2nd Street #222
Los Angeles, CA 90012

CASE NO. ZA-2016-3961(CUB)
CONDITIONAL USE
5904 North Figueroa Street
Northeast Los Angeles Planning Area
Zone : C2-2D-HPOZ
D.M. : 151-5A229
C.D. : 1
CEQA : ENV 2016-3962-CE
Legal Description: Lots 11 – 12; Block 52;
Ralph Rogers Subdivision of a Part of the
Garvanza Tract

Pursuant to Los Angeles Municipal Code Section 12.24-W, 1, I hereby APPROVE:

a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 3,556 square-foot restaurant and market to include the expansion of an existing 1,172 square-foot restaurant into an adjacent space in the C2-2D-HPOZ Zone.

upon the following additional terms and conditions:

1. All other use, height, and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such

Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Authorized herein is the sale and dispensing of beer and wine for on-site consumption, in conjunction with a proposed 3,556 square-foot restaurant and market subject to the following limitations:
 - a. Indoor seating shall be limited to approximately 48 seats provided that number of seats does not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
 - b. Outdoor seating is prohibited.
 - c. The hours of operation for the restaurant and market, shall be limited to 7:00 a.m. – 11:00 p.m. daily. Vendor deliveries shall be conducted between 8:00 a.m. to 9:00 p.m. There shall be no deliveries on Sundays.
 - d. No after-hour use is permitted, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
7. The authorization granted herein for the sale and dispensing of beer and wine for on-site consumption in conjunction with a restaurant and market from the effective date of this grant.
8. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30-days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation.
9. The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation

is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

10. **MViP – Monitoring Verification and Inspection Program. Prior to the effectuation of this grant, fees required per L.A.M.C section 19.01 E (3) for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.** Within 12 to 18 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file. The owner/operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
11. **Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file. Fees required per L.A.M.C section 19.01 E (3) for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City prior to the final clearance of this condition.**
12. **Prior to the utilization of this grant, a camera surveillance system shall be installed to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recorded tapes/images shall be maintained for a minimum period of 30 days. The tapes shall be furnished to the Los Angeles Police Department upon request. The plan must be reviewed and approved by the Police Department. The approved plan will be maintained by the Department of City Planning and be made available to the Police Department and the Department of Building and Safety for the purpose of verification or inspections.**

13. A copy of the final Department of Building and Safety approved floor plans which include the 3,556 square foot restaurant and market, and plot plan shall be submitted to Department of City Planning for inclusion in the case file.
14. Only the front door shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times, other than to permit access for deliveries and trash removal.
15. Lighting shall be installed in all areas within the business in conformance with the Los Angeles Municipal Code. The lighting shall be such that it renders all objects and persons clearly visible within the establishment.
16. **Prior to the utilization of this grant**, the applicant shall establish a "Free Designated Driver Program" which may include, but it is not limited to, free non-alcoholic beverages, such as water, coffee, tea or soft drinks offered to the designated driver of a group. The availability of this program shall be made known to the restaurant patrons either via signs/cards notifying patrons of the program, or printed on the menu. The signs/cards shall be visible to the customer and posted or printed in prominent locations or areas, such as tables, entrance(s), host station, waiting area, bars, or bathrooms.
17. **Prior to the utilization of this grant**, an electronic age verification device shall be purchased and retained on the premises for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
18. **Prior to the utilization of this grant**, the manager of the facility shall be made aware of the conditions and shall inform his/her employees of the same. A statement with the signature, printed name, position and date signed by the manager and his/her employees shall be provided to the Department of City Planning. The statement shall state,

We, the undersigned, have read and understood the conditions of approval to allow the sale and dispensing of beer and wine for on-site consumption, in conjunction with the restaurant and market known as Kitchen Mouse, and agree to abide and comply with said conditions.

A copy of the conditions of this letter of determination, business permit and insurance information shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety or the State Department of Alcoholic Beverage Control.

19. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject

premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.

20. A 24-hour "hot line" shall be provided for complaints or concerns from the community regarding the operation. The 24-hour phone number shall be posted at the following locations:

- a. Entry, visible to pedestrians
- b. Customer service desk, front desk or near the hostess station

The applicant shall maintain a log of all calls, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved. This log shall be made available to law enforcement personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department. Complaints shall be responded to within twenty four hours. The applicant shall provide photographs of the sign postings and a copy of the log to the Department of City Planning for inclusion in the Case File.

21. Within the **first six months of the effective date of this grant** at this establishment, all employees involved with the sale of beer and wine shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter referencing Case No. ZA-2016-3961-CUB, from the Police Department to the Department of City Planning as evidence of compliance. In the event there is a change in the licensee, within six months of such change, this training program shall be required for all new staff. The STAR training shall be conducted for all new hires within two months of their employment.
22. The premises shall not be leased or rented to outside promoters or to any third parties for private parties or special events. The applicant/operator may host private parties or events where a fixed number of customers is predetermined and does not exceed the seating capacity or maximum occupancy approved by the Fire Department. The conduct of the business during any private parties shall be under the direct control of the business owner/operator and restaurant management staff shall be present during private parties. The person responsible for the private party or event shall be provided with a copy of the conditions of this grant and the language below or similar language shall be included in the contract related to any private party or event.
23. Any music, sound or noise including amplified or acoustic music which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance) and shall not be audible beyond the subject premises. At any time during the term of the grant a City inspector may visit the site during operating hours to measure the noise levels

using a calibrated decibel/sound level meter. If, upon inspection, it is found that the noise level exceeds those allowed by the Citywide Noise Ordinance, the owner/operator will be notified and will be required to modify or, eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.

24. There shall be no karaoke.
25. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
26. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted.
27. The petitioner(s) shall be responsible for maintaining the immediate area adjacent to the premises over which they have control litter free.
28. Sales of alcoholic beverages for off-site consumption is prohibited.
29. Parking shall be provided in compliance with the code and the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
30. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does

not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are

not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **MAY 9, 2017** unless an appeal therefrom is filed with the **City Planning Department**. It is strongly advised that appeals be filed **early** during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning **on or before** the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.** Public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with Planning Staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith and the testimony presented at the public hearing of February 28, 2017, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use under the provisions of Section 12.24-W, 1 have been established by the following facts:

BACKGROUND

The subject property is comprised of a corner parcel with two leveled lots measuring approximately 15,056 square-feet with an approximate total frontage of 100 feet along Figueroa Street, a frontage of 150 square feet along Avenue 59 and a frontage of 100 feet along the alley. The property is zoned C2-2D-HPOZ with a land use designation of Neighborhood Commercial. The subject property is located within the parameters of the Northeast Los Angeles Community Plan Area, the Avenue 57 Transit Oriented District Specific Plan Area, a Transit Priority Area in the City of Los Angeles (ZI-2452), the East Los Angeles State Enterprise Zone (ZI-2129) and the Highland Park – Garvanza Historic Preservation Overlay Zone (HPOZ)(ZI-2440) which regulates exterior work on the property and is subjected to review by the Office of Historic Resources within the Department of City Planning. The proposed request is for the on-site sale, dispensing and consumption of beer and wine. This request has been reviewed by staff and is exempt from the provisions of this Historic Preservation Overlay Zones and is reflected in the case file.

The surrounding uses to the north across Figueroa Street consists of a clothing store, a dry cleaners and a bakery/restaurant, with the corresponding [Q]C4-2D-HPOZ Zone and Neighborhood Commercial land use designation. To the south, across the Alley the uses entails multi-family residential uses zoned RD2-1-HPOZ corresponding with the designated land use classification of Low Medium II Residential. East of the site the uses consists of a vacant space, a jewelry store, a nail salon and a hair salon. The uses west of the site across Avenue 59 consists of a printing, copying, stationery and insurance location, a vacant space and a Health Center with a land use designation of Neighborhood Commercial and zoned C2-2D-HPOZ.

The subject site is located in the Highland Park neighborhood in an area of the City that has been undergoing development. The building was originally built in 1922 and has developed overtime. The property is developed with a two-story mixed used building, with the subject restaurant and proposed market occupying the first floor of the building and residential units on the upper floor. The site is currently permitted for restaurant use per Certificate of Occupancy No. LA-110554 issued on February 28, 2014, by the Department of Building and Safety for a change of use from retail to restaurant (1,172 square-foot). Maximum occupancy load of 26 persons. No change in parking requirements. The subject site is a proposed 3,556 square-foot restaurant and market with proposed seating for 48 patrons.

On October 18, 2016, the applicant filed a request which entails the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 3,556 square-foot restaurant and market including the expansion of an existing 1,172 square-foot restaurant into an adjacent space with 48 indoor seats and hours of operation from 7:00 a.m. to 11:00 p.m. daily in the C2-2D-HPOZ Zone.

Figueroa Street is a designated as an Avenue I, with various road widths and is improved with sidewalk, gutter, and paved roadway.

Avenue 59 is designated as a Local Street – Standard, with an approximate 69-foot width and is improved with sidewalk, curb, and paved roadway.

The Alley with a width of 20 feet is improved with asphalt roadway.

Previous zoning cases, permits and orders on the subject property:

Certificate of Occupancy No. LA-110554 – On February 28, 2014, the Department of Building and Safety issued a certificate of occupancy for a change of use from retail to restaurant (1,172 square-foot). No alcoholic sale or consumption on site. Maximum of 4 employees on site. Division 88 building, no impact tools allowed. Hours of operation shall be limited from 7:00 a.m. to 11:00 p.m. No change in parking, located in the Enterprise Zone.

Building Permit No. 16016-10000-1658 – On September 20, 2016, the Department of Building and Safety issued a building permit for a change of use of one tenant space from regular retail to market with tenant improvement work and a change of use from retail to restaurant and combine with adjacent restaurant. No change in parking, located in the Enterprise Zone.

Building Permit No. 12016-10000-20935 – On February 22, 2013, the Department of Building and Safety issued a building permit for a change of use from retail to restaurant (1,172 square-foot). No alcoholic sale or consumption on site. Maximum of 4 employees on site. Division 88 building, no impact tools allowed. Hours of operation shall be limited from 7:00 a.m. to 11:00 p.m. No change in parking.

No ZA cases on the subject property.

Cases on Surrounding Properties

Case No. ZA-2014-2937-MCUP – On December 23, 2015, the Zoning Administrator acknowledge the applicant's letter dated December 3, 2015 requesting withdrawal of the application. Case No. ZA-2014-2937(MCUP) was withdrawn from further consideration and ordered filed. Located at 5916 - 5918-1/2 North Figueroa Street.

Case No. ZA-2014-2939-MPA – On December 23, 2015, the Zoning Administrator acknowledge the applicant's letter dated December 3, 2015 requesting withdrawal of the Application. Case No. ZA-2014-2939(MPA) was withdrawn from further consideration and ordered filed. Located at 5918 North Figueroa Street.

Case No. ZA-2014-2940-MPA – On December 23, 2015, the Zoning Administrator acknowledge the applicant's letter dated December 3, 2015 requesting withdrawal of the Application. Case No. ZA-2014-2940(MPA) was withdrawn from further consideration and ordered filed. Located at 5916-12 North Figueroa Street.

Case No. ZA-2014-2941-MPA – On December 23, 2015, the Zoning Administrator acknowledge the applicant's letter dated December 3, 2015 requesting withdrawal of the Application. Case No. ZA-2014-2941(MPA) was withdrawn from further consideration and ordered filed. Located at 5918-12 North Figueroa Street.

Case No. ZA-2014-4839-CUB – On April 29, 2015, the Zoning Administrator approved a Conditional Use Permit for on-site sale of a full line of alcohol in conjunction with a 3,320 square foot restaurant with 110 indoor and 40 outdoor seats with a 670 square foot patio. Located at 5916 ½ North Figueroa Street.

Case No. ZA-2014-4835-CUB – On April 22, 2015, the Zoning Administrator approved a conditional use to allow the sale and dispensing of beer and wine for on-site consumption in a proposed 2, 140 square-foot restaurant in the C2-2D-HPOZ Zone, located at 5918 North Figueroa Street.

Case No. ZA-2014-4842-CUB – On April 22, 2015, the Zoning Administrator approved a Conditional Use Permit for the sale of a full line of alcohol for off-site consumption and beer and wine for on-site consumption in conjunction with a 1,360 square foot retail store with a tasting area. Located at 5918 ½ North Figueroa Street.

Public Hearing:

The public hearing was held on Tuesday, February 28, 2017 at approximately 10:30 a.m. at City Hall, located at 200 North Spring Street, Room 1070, Los Angeles, California.

The purpose of the hearing was to obtain public testimony from affected and/ or interested persons regarding the application. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. The hearing was attended by the applicant's representative Ms. Thea Trindle and the applicant's Erica and Jennifer Daking.

Ms. Thea Trindle, provided the following testimony:

- The subject restaurant open its doors over two years ago.
- It's a great casual space
- The applicant's Erica and Jennifer Daking are responsible operators who care about quality food
- The applicant is requesting beer and wine to add a comprehensive experience for their patrons.
- The applicant is not proposing any coin operated machines
- The kitchen will be open at all times
- The staff will go through STAR Training
- Met with the Highland Park Neighborhood Council
- The Neighborhood Council submitted a letter of support to the file on December 1, 2016
- A letter dated February 22, 2017, of non-opposition from the Los Angeles Police Department was submitted to the file
- Reached out to Gerald Gubatan from the Council Office
- Client is amenable to installing age verification device

Erica Daking, the applicant provided the following testimony:

- They are a small business
- The restaurant opened in 2014
- The neighborhood was desolate; since then the neighborhood has been changing quite a bit
- They have more competition
- Currently they don't open past 4:00 p.m. but want to offer brunch
- Rent has increased astronomically
- They offer their employees 401k and health insurance
- Due to the increased operating expenses, they need beer and wine sales to survive
- Their restaurant focuses on vegetarian cuisine
- The establishment is equipped with security cameras

Jennifer Daking, the applicant, provided the following testimony:

- Both she and her business partner own homes in the community
- They live about a mile or two away from the establishment
- They care about the neighborhood
- They are in agreement with the conditions of approval recommended by the Los Angeles Police Department

At the end of the hearing, the Hearing Officer recommended approval.

Public Correspondence:

- Unsigned letter dated February 22, 2017, was received from Captain Arturo Sandoval,

Commanding Officer, Los Angeles Police Department, Northeast Area, unopposed to the project with recommended conditions.

- Letter dated December 1, 2016, was received from Harvey Slater, President on behalf of the Historic Highland Park Neighborhood Council supporting the project.
- Letter dated October 31, 2016, was received from Lucas and Zoe Doyle in support of the proposed project. Submitted at the hearing.
- Letter dated October 31, 2016, was received from Kenneth B. Wells in support of the proposed project.
- Letter dated October 27, 2016, was received from Kate Shelton highlighting positive attributes of the subject site and in support of the project.
- Letter received on December 6, 2016, from Galloway and Elizabeth Albright in support of the project.
- Letter received on December 6, 2016, from Stefanie Lynch and Daniel Scheinert in full support of the subject site's request.
- Letter was received on December 6, 2016, from Kenneth Goni in support of the proposed project.
- Letter was received on December 6, 2016, from Kelley Logsdon in support of the project.
- Petition with approximately 969 customer signatures was received in support of the applicant's request

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- Petitioner(s) shall not have a cover charge for admission. There shall not be a requirement to purchase a minimum number of drinks.
- Sales and delivery of alcoholic beverages to customers shall be made from behind a counter where an employee will obtain the product. No self-service of alcoholic beverages by patrons will be permitted. A waitress or waiter shall conduct all alcoholic beverage service.
- No person under 21 years of age shall sell or serve alcoholic beverages.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for beer and wine for on-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

FINDINGS

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The property is zoned C2-2D-HPOZ with a land use designation of Neighborhood Commercial. The subject property is located within the Northeast Los Angeles Community Plan Area, the Avenue 57 Transit Oriented District Specific Plan Area, a Transit Priority Area in the City of Los Angeles, the East Los Angeles State Enterprise Zone and the Highland Park – Garvanza HPOZ which regulates exterior work on the property and is subjected to review by the Office of Historic Resources within the Department of City Planning. The proposed request is for the on-site sale, dispensing and consumption of beer and wine. This request has been reviewed by Staff and has been determined to be in conformance with the pertinent ordinances as reflected in the case file.

The subject property is developed with a two-story mixed used building, with the subject restaurant and proposed market occupying the first floor of the building and residential units on the upper floor. Certificate of Occupancy No. LA-110554 issued on February 28, 2014, by the Department of Building and Safety was for a change of use from retail to restaurant (1,172 square-foot). Maximum occupancy load of 26 persons. No change in parking requirements. The subject site is a proposed 3,556 square-foot restaurant and market with proposed seating for 48 patrons. A copy of the final Department of Building and Safety approved certificate of occupancy which include the 3,556 square foot restaurant and market, and plot plan is required for inclusion in the case file.

The proposed request is for the sale and dispensing of beer and wine for on-site consumption. The surrounding area of Highland Park including the location of the subject site entails a variety of uses that are beneficial to residents, tourists, employees, and persons who frequent the area. The restaurant will continue to provide a beneficial service to the community including the proposed market and provide an amenity with the approval of this grant to offer a variety of beverages to complement the food service for the restaurant's customers, which has been essential to the community as reflected by the letters of support and signatures of the customers provided and included in the case file.

There are no requests to change the physical structure of the building which is within the current built environment. The proposed tenant improvements will improve the space to make it compatible with the proposed restaurant and market. The conditions that are imposed to address the operation and alcohol related conduct includes the requirement that an on-duty manager be present on the premises at all times. Furthermore, a signed statement by the manager(s) and all employees acknowledging that they are aware of all the conditions imposed will assure that the use will continue to enhance the built environment.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The subject property is developed with a two-story mixed used building, with the subject restaurant and proposed market occupying the first floor of the building and residential units on the upper floor. The subject site is a proposed 3,556 square-foot restaurant and market with proposed seating for 48 patrons. The site has an existing physical structure. There are no proposed changes to the project's location, size, height, primary operations, and other significant features. The project's location, size, height, operations and other significant features are compatible with the adjacent properties and surrounding land uses. The project is consistent with the uses envisioned in the Northeast Los Angeles Community Plan.

The surrounding uses to the north across Figueroa Street consists of a clothing store, a dry cleaners and a bakery/restaurant, with the corresponding [Q]C4-2D-HPOZ Zone. To the south, across the Alley the uses entails multi-family residential uses zoned RD2-1-HPOZ with the designated land use classification of Low Medium II Residential. East of the site, the uses consists of a vacant space, a jewelry store, a nail salon and a hair salon. The uses west of the site across Avenue 59 consists of a printing, copying, stationery and insurance location, a vacant space and a Health Center zoned C2-2D-HPOZ.

The location of the site is convenient to the residents, visitors, and employees of Highland Park because the proposed restaurant and market is located along a heavily traveled commercial corridor. The restaurant and market is easily accessible by multiple forms of transportation including the Metro Gold Line Highland Park Station, the 110 Freeway and is connected by major thoroughfares which are connected by convenient public transportation.

The subject request is for the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 3,556 square-foot restaurant and market including the expansion of an existing 1,172 square-foot restaurant into an adjacent space with 48 indoor seats and hours of operation from 7:00 a.m. to 11:00 p.m. daily in the C2-2D-HPOZ Zone.

The conditions that are imposed provides mitigation for possible effects from the sale and on-site consumption of beer and wine. These conditions include but is not limited to the prohibition of coin operated game machines, pool tables or similar game activities or equipment, and adult entertainment. Security measures such as the implementation of a camera surveillance system, an electronic age verification device, the requirement that the applicant monitor the immediate area adjacent to the premises over which they have control litter free and the requirement to provide adequate installed lighting that will render all objects and persons clearly visible within the establishment. These operating conditions in conjunction with the Monitoring, Verification and Inspection Program (MViP) will allow the City the opportunity to continue to monitor and verify compliance of the imposed conditions. Therefore as conditioned, the sale and dispensing of beer and wine will not adversely affect or further degrade the adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety of the community.

3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

The City of Los Angeles' General Plan consists of eleven elements that dictates policies that provides the regulatory environment in managing the City and addressing environmental concerns. The resulting policies from these Elements are translated into requirements of Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject site is located in the Northeast Los Angeles Community Plan Area. The request is for the authorization of beer and wine sales, dispensing and on-site consumption.

The Northeast Los Angeles Community Plan Map designates the property for Neighborhood Commercial land uses with the corresponding zone of C2-2D-HPOZ. The land use designation and surrounding zoning permits for a variety of mixed commercial and residential uses including the proposed restaurant and market. The Northeast Los Angeles Community Plan text is silent in regards to alcohol sales however, the conditional authorization for the sale and dispensing of beer and wine for on-site consumption within the proposed restaurant and market is allowed through the approval of the Zoning Administrator, subject to certain findings.

The purpose of the Northeast Los Angeles Community Plan is to promote an arrangement of land use, streets, and services that will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the community in conformance with the goals and objectives of local and regional plans and policies. The proposed use of the

subject site is consistent with and aids to advance the following goal and objective identified in the Northeast Los Angeles Community Plan.

Goal 2: Strong and competitive commercial areas that suitably serve the needs of the community and attracts customers from outside the Plan area by satisfying market demand and maximizing convenience and accessibility while preserving unique historic and cultural identities of each commercial area.

Objective 2-1: To conserve and strengthen potentially viable commercial areas in order to stimulate and revitalize existing businesses and create opportunities for appropriate new commercial development.

The proposed use conforms with the intent, purpose, and provisions of the General Plan and the Northeast Los Angeles Community Plan and advances the goals and objectives of the plan by offering a service that will address the needs of the community and provide a beneficial incidental amenity.

4. The proposed use will not adversely affect the welfare of the pertinent community.

Kitchen Mouse evolved from a small catering business to the current restaurant use which opened in 2014, offering a spin on gluten free, vegan food. The proposed use of expanding the restaurant and include a market along with the addition of beer and wine as an amenity to meal service will add to menu options and continue to highlight the concept of providing a spin on classic dishes by serving plant-based, farmer's market food with a California flavor by creating vegan, gluten-free, refined sugar-free, and other healthy food options.

The use is compatible with the concentration of uses within the area and is desirable to the public convenience and general welfare of local patrons, tourists and nearby residents. Support for this request have been found in correspondence received from the community as reflected in the letters of support, the signatures of approximately 969 customers and support from the Historic Highland Park Neighborhood Council which have been included in the case file. The proposed restaurant and market will be beneficial to the community.

There are no requests for live entertainment and dancing. Furthermore, the sale of beer and wine for off-site consumption is prohibited. The absence of these and other specific activities and the conditions imposed will reinforce the primary use of the site as a restaurant and market. This grant has been conditioned so that the request for the sale and dispensing of beer and wine for on-site consumption will not adversely affect the welfare of the pertinent community. The grant imposes conditions that requires employees to participate in training provided by the Los Angeles Police Department STAR (Standardized Training for Alcohol Retailers) Program. The requirement of a 24 hour hotline will allow the

community to communicate any complaints and/or concerns due to the operations of the restaurant and market to the operator and afford the operator the opportunity to make corrections. The sale and dispensing of beer and wine for on-site consumption will be an added component to meals and will encourage the continued success of the subject site which is desirable and beneficial to the community as reflected by the correspondence in support of the project that is include in the case file. The imposed conditions will ensure that the use is desirable to the public convenience and general welfare of local patrons, tourists and residents within close proximity.

5. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

The project site is located within Census Tract No. 1837.01. According to the California Department of Alcoholic Beverage Control ("ABC") licensing criteria, three on-sale and two off-sale alcoholic beverage licenses are allocated to subject Census Tract No. 1837.01. Data provided on the ABC's License Query System indicates that there are currently one existing on-site and three existing off-site licenses within this Census Tract.

Within Census Tract No. 1837.01., the following types of alcoholic beverage licenses are active or pending:

- (3) Type 21 – Off-Sale General
- (1) Type 48 – On-Sale General Public Premises

The following alcohol establishments are located within 600 feet of the subject site:

CVS Pharmacy, 5944 North Figueroa Street	Off-site Full Line
La Cueva, 5922 North Figueroa Street	Off-site Full Line
Tinfoil Liquor & Grocery, 5900 North Figueroa Street	Off-site Full Line
Las Cazuelas Restaurant, 5707 North Figueroa Street	On-site Beer & Wine

According to statistics provided by the LAPD, which has jurisdiction over the subject property within Crime Reporting District No. 1139, a total of 184 crimes were reported in 2015, compared to the citywide average of 181 crimes and the high crime reporting district average of 217 crimes for the same period.

In 2015, there were (9) Narcotics, (8) Liquor Law, (23) Public Drunkenness, (0) Disturbing the Peace, (0) Disorderly Conduct, and (5) DWI related arrests. These

numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The California Department of Alcoholic Beverage Control has the discretion to approve or deny an application based on evidence of the effects of normal operations on the public welfare and quiet enjoyment of property by residents. The ABC has recognized that high activity retail, entertainment, commercial centers, and designated points within a community are supported by a significant employee population and others who frequent the area for dining and entertainment options.

In addition, negative impacts commonly associated with the sale of beer and wine, such as criminal activity, public drunkenness, and loitering are mitigated by the conditions imposed by this grant. The conditions imposed will safeguard the welfare of the community.

6. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The following sensitive uses were observed within a 1,000-foot radius of the subject property:

- Kingdom Hall of Jehovah's Witness 5921 Echo Street
- Ministerios Jesucristo 121 North Avenue 60
- Residential Uses

The project is located in the Northeast Los Angeles Community Plan Area which highlights providing services that will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the community. The surrounding neighborhood is characterized with a mixture of commercial and residential uses. The restaurant has operated at this location since 2014 and currently seeks to expand the existing space with the proposed market. The subject site is zoned for the proposed use with the sale, dispensing and on-site consumption of beer and wine as an incidental amenity.

The grant has been well conditioned, which will protect the health, safety and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior, criminal activity and underage drinking have been considered and addressed by prohibiting off-site sales, requiring exterior lighting, requiring electronic age verification devices, the implementation of a designated driver program along with other proactive security measures.

ADDITIONAL MANDATORY FINDINGS

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is not located within a Flood Zone.
8. On October 18, 2016, the project was issued a Notice of Exemption Log No. ZA-2016-3962-CE, pursuant to Section 15300 et seq. of the State CEQA Guidelines and Article III, Sec 1, Class 5, Category 34 of the City CEQA Guidelines, for granting a Conditional Use Permit for sale, dispensing and consumption of beer and wine on-site in conjunction with a proposed restaurant and market with less than 200 seats and no dancing, the above referenced project has been determined not to have a significant effect on the environment and shall therefore be exempt from the provisions of CEQA. The referenced approved project is for a Conditional Use to allow the on-site sale, dispensing and consumption of beer and wine in conjunction with a proposed restaurant and market with a maximum of 48 indoor seats, therefore qualifies for the Article III, Sec 1, Class 5, Category 34 exemption. I hereby adopt that action.

Inquiries regarding the matter shall be directed to Michelle Carter, Planning Staff for the Development Service Centers, (213) 202-5442.



ALETA D. JAMES
Associate Zoning Administrator

ADJ:IFA:MC

cc: Councilmember Gilbert Cedillo
First Council District
Adjacent Property Owners

STATEMENT RE: CONSIDERATION POINTS

EDMUND G. BROWN JR., GOVERNOR

Applicant: Please complete left side of form, then sign. List the names and addresses of all schools, churches, hospitals, public playgrounds, and youth facilities located within 600 feet of your proposed premises. Measure all distances by direct line from the closest edge of the facility structure to the closest edge of your structure. Continue on reverse if needed.

1. APPLICANT NAME

Kitchen Mouse, LLC

2. PREMISES ADDRESS (Street number and name, city, zip code)

5904 N. Figueroa St., Los Angeles, CA 90042

3. FACILITY NAME/ADDRESS

DEPARTMENT USE ONLY

1. Kingdom Hall of Jehovah's Witness	LTR	PERS	DATE	DISTANCE	SEPARATION FACTORS
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12-21-16	285 FT.	South of premises Several Comm. buildm no view
5921 Echo Street	NAME				
2. Ministerios Jesucristo	LTR	PERS	DATE	DISTANCE	SEPARATION FACTORS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12-21-16	557 FT.	major thoroughfare Several Comm. no view	
121 N. Avenue 60	NAME				
3.	LTR	PERS	DATE	DISTANCE	SEPARATION FACTORS
<input type="checkbox"/>	<input type="checkbox"/>			FT.	
	NAME				
4.	LTR	PERS	DATE	DISTANCE	SEPARATION FACTORS
<input type="checkbox"/>	<input type="checkbox"/>			FT.	
	NAME				
5.	LTR	PERS	DATE	DISTANCE	SEPARATION FACTORS
<input type="checkbox"/>	<input type="checkbox"/>			FT.	
	NAME				
6.	LTR	PERS	DATE	DISTANCE	SEPARATION FACTORS
<input type="checkbox"/>	<input type="checkbox"/>			FT.	
	NAME				
7.	LTR	PERS	DATE	DISTANCE	SEPARATION FACTORS
<input type="checkbox"/>	<input type="checkbox"/>			FT.	
	NAME				
8.	LTR	PERS	DATE	DISTANCE	SEPARATION FACTORS
<input type="checkbox"/>	<input type="checkbox"/>			FT.	
	NAME				
9.	LTR	PERS	DATE	DISTANCE	SEPARATION FACTORS
<input type="checkbox"/>	<input type="checkbox"/>			FT.	
	NAME				

I acknowledge that any false, misleading or omitted information required in this statement may constitute grounds for denial of the application for the license, or, if the license is issued in reliance upon information in this statement which is omitted, false or misleading, then such misinformation or omission will constitute grounds for revocation of the license so issued.

4. APPLICANT SIGNATURE

[Signature]

DATE SIGNED

10/10/2016

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

LA/METRO DISTRICT OFFICE
888 S. FIGUEROA ST., STE 320
LOS ANGELES, CA 90017
(213) 833-6043



December 21, 2016

To whom it may concern: Administrator

An application has been made for a license to sell alcoholic beverages near you:

KITCHEN MOUSE LLC

Applicant(s) Name(s)

KITCHEN MOUSE

Doing Business As

5904 N FIGUEROA ST, LOS ANGELES, CA 90042-4230

Premises Address

Type of Business:

☒ Restaurant☐ Bar/Tavern☐ Deli☐ Mini Mart☐ Liquor Store☐ Gas Station☐ Other:

Entertainment:

☐ Yes☒ No

Type of Entertainment

Proposed hours of alcoholic beverage sales/service:

7:00 a.m. to 10:00 p.m. each day of the week

(Hours and entertainment are decided by the business owner and may change.)

Type(s) of alcoholic beverages to be sold:

☐ Beer☐ Wine☒ Beer & Wine☐ All Types

(Beer, Wine and Distilled Spirits)

If you have any questions or require additional information concerning the issuance of the license, please contact me on or before January 21, 2017.

Sincerely,

Marella Herrera
Licensing Representative